

DESCRIPTION

*** 3 BEDROOM SEMI DETACHED - CHAIN FREE - FREEHOLD - GARDENS - GARAGE***

Introducing a remarkable opportunity in the thriving town of Padiham – a stunning 3-bedroom semi-detached home with a garage, located in a fabulous setting. This property boasts an array of features that make it a dream family home.

Upon entering, you'll be greeted by an inviting open living room space, perfect for entertaining and creating cherished memories with loved ones. The adjacent conservatory bathes the living space in natural light, creating a seamless indoor-outdoor connection to the large private garden, where you can enjoy al fresco dining and outdoor activities.

The practicality of this home shines through with a utility room and a convenient downstairs WC. The attached garage provides ample storage space and secure parking, enhancing the functionality of the property.

Situated in a prime location in Padiham, this home offers easy access to local amenities such as chemist, post office, supermarkets, butchers, well regarded schools, Gawthorpe Hall and much more, making it an ideal choice for families. Moreover, it comes to market with no chain, ensuring a smooth and hassle-free transition for its future owners.

Don't miss the chance to make this property your own. Contact us today to arrange a viewing on 01282 968 668 or email us info@fbestateagents.co.uk







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Entrance Porch 7'1 x 4'0

Entering the property in-to a fully uPVC double glazed porch, with side wall light point and tile flooring.

Living Room 18'1 x 11'0

An open plan living room with fitted carpet, uPVC double glazed window, radiators, ceiling light points, two side wall lights, patio doors leading in-to the conservatory, open balustrade staircase, tv aerial point, gas fire with wooden surround and marble hearth.

Conservatory 12'7 x 8'3

Overlooking the rear garden space with full uPVC double glazing, gas fuelled wall heater, electrical sockets and tile flooring.

Kitchen / Dining 23'6 x 10'0

Two uPVC double glazed windows, a mixture of laminate and vinyl tile flooring, three radiators, two ceiling light points, breakfast bar, a mixture of wall and base units with complimentary laminate work surfaces, freestanding gas cooker with overhead extractor point, 1.5 bowl sink with drainer and chrome mixer tap, plumbing for a dishwasher, integrated fridge, partially tiled walls and access to the rear utility room and the garage.

Downstairs WC 6'3 x 2'8

uPVC double glazed frosted window, wc, tiled flooring, radiator, pedestal sink with chrome taps, extractor point and ceiling light point.

Rear Utility Room 4'3 x 6'4

uPVC double glazed window and door, ceiling light point, tile flooring and plumbing for a washing machine and tumble dryer.

Garage & Utility Space 16'1 x 9'0

Up and over door with lighting, electrical sockets and access to the utility space that has a uPVC door leading to the front of the property and also in-to the kitchen. There are base units, laminate work surfaces, electrical sockets, light point and laminate flooring.

Landing 8'7 x 7'8

To the first floor, there is a ceiling light point, fitted carpet, loft access point with pull down ladders, uPVC double glazed window to the side aspect and storage cupboard housing the gas central heating boiler.

Bedroom One 11'0 x 7'6

Overlooking the front aspect with uPVC double glazed window, ceiling light point, two side wall lights, fitted carpet, fully fitted wardrobe storage, radiator and tv aerial point.

Bedroom Two 7'5 x 10'0

Overlooking the rear garden with uPVC double glazed window, radiator, ceiling light point, fully fitted wardrobes and a fitted vanity unit.

Bedroom Three 7'1 x 7'7

A room of single proportions, with uPVC double glazed window, ceiling light point, radiator, fitted carpet and modern fitted storage cupboards.

Bathroom 4'9 x 7'7

To the rear aspect, with three uPVC double glazed windows, ceiling light point, extractor point, radiator, bath with chrome taps, sink with vanity unit and chrome mixer tap, push button wc, vinyl flooring, corner shower with electric overhead shower and glass door.

Exterior

FRONT –

With a block-paved double driveway, this perfect for up to two vehicles, it not only provides ample space for parking but also adds to the overall beauty and appeal of this home. With the well-kept lawn and convenient access to both the garage and front entrance, it's a testament to thoughtful design and a warm welcome.

REAR –

Nestled behind the house, this charming northeast-facing rear garden is a delightful oasis of natural beauty and tranquillity. As you step into the garden, you'll immediately notice the attention to detail and the love poured into its maintenance.

There is a well-manicured lawn, cold water tap is conveniently located, making it effortless to care for your plants and keep them thriving year-round.

Tucked away in one corner, a wooden shed stands as both a practical storage solution and a potential workspace for gardening enthusiasts. It's perfect for stowing away gardening tools and equipment, keeping your garden immaculate.

The garden's boundaries are defined by fencing that offer both privacy and security. This serene setting is further enhanced by an array of mature fruit trees, mature shrubs and plants adding character and colour.

Whether you have a green thumb or simply enjoy the serenity of a flourishing space, this haven promises a peaceful retreat right in your own back garden.

Tenure and Council Tax

We have been advised that the tenure of this property is 'Freehold' and the Council Tax Band is 'C'

The title register shows the property contains restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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IN MERIDIAN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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