

## DESCRIPTION

\*\*\*\* CHAIN FREE - SEMI DETACHED - 2 BEDROOMS -  
DETACHED GARAGE \*\*\*\*

Welcome to this charming 2-bedroom semi-detached bungalow in a quiet residential area of Padiham. Built in the 1960s, this home features modern comforts including uPVC double glazing and gas central heating, awaiting your personal touch to suit your taste and lifestyle.

The bungalow boasts a thoughtfully designed layout, offering a seamless flow between its well-appointed living spaces. The South-East facing garden is a real gem allowing plenty of natural light and low maintenance landscaping.

A substantial driveway provides ample parking space, complemented by a detached garage for added convenience and storage. The property's EPC rating of 'C' reflects its commitment to energy efficiency, aligning with environmental standards.

Don't miss the opportunity to make this delightful bungalow yours, call our office to secure your viewing appointment.







BOSCH









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### **Entrance Hallway 7'2 x 3'2**

Entering through a uPVC double glazed door with frosted window, radiator, ceiling light point, storage cupboard and fitted carpet.

### **Living Room 16'8 x 11'1**

uPVC double glazed window, fitted carpet, radiator, side wall light points, gas fire with marble hearth and coving.

### **Conservatory / Utility Room 8'1 x 7'9**

To the rear aspect with full uPVC double glazed windows and door, fitted carpet, radiator, plumbing point for a washing machine and houses the gas central heating boiler.

### **Kitchen 8'1 x 9'1**

A mixture of wall and base units with complimentary laminate work surfaces, wooden door to the conservatory, laminate flooring, sink, drainer and mixer tap, tiled walls, gas double oven, gas hob, overhead extractor and fridge freezer point.

### **Bedroom One 12'3 x 11'2**

uPVC double glazed window, radiator, fitted carpet and side wall lights.

### **Bedroom Two 9'4 x 7'8**

uPVC double glazed window, fitted carpet, radiator and ceiling light point.

### **Hallway 2'4 x 5'7**

Ceiling light point, radiator, fitted carpet and loft access point with pull down ladder, lighting, boarding and insulation.

### **External**

Boasting a spacious tarmac driveway, providing parking for up to four vehicles—an ideal feature for those with a penchant for convenience and ample space. The detached garage, equipped with an up-and-over door, adds a touch of practicality and security, offering not only additional parking but also valuable storage space. As you approach the front, you'll be greeted by a meticulously maintained front garden, adorned with stone chippings and featuring mature bushes and shrubs. The rear of the property presents a well-maintained paved patio area, complemented by stone chippings and surrounded by fence boundaries. This private haven is perfect for outdoor gatherings, relaxation, and basking in the warmth of the Southeast-facing sun.

### **Detached garage 18'7 x 9'3**

Secure up and over door with electric and lighting.

### **Viewings on Brochure**

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

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## **Tenure and Council Tax**

We have been advised that the tenure of this property is 'Leasehold' and the Council Tax Band is 'C' 990 years from 1962 - £10 annual ground rent

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative should they be in place.

## **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order


## **Publishing**

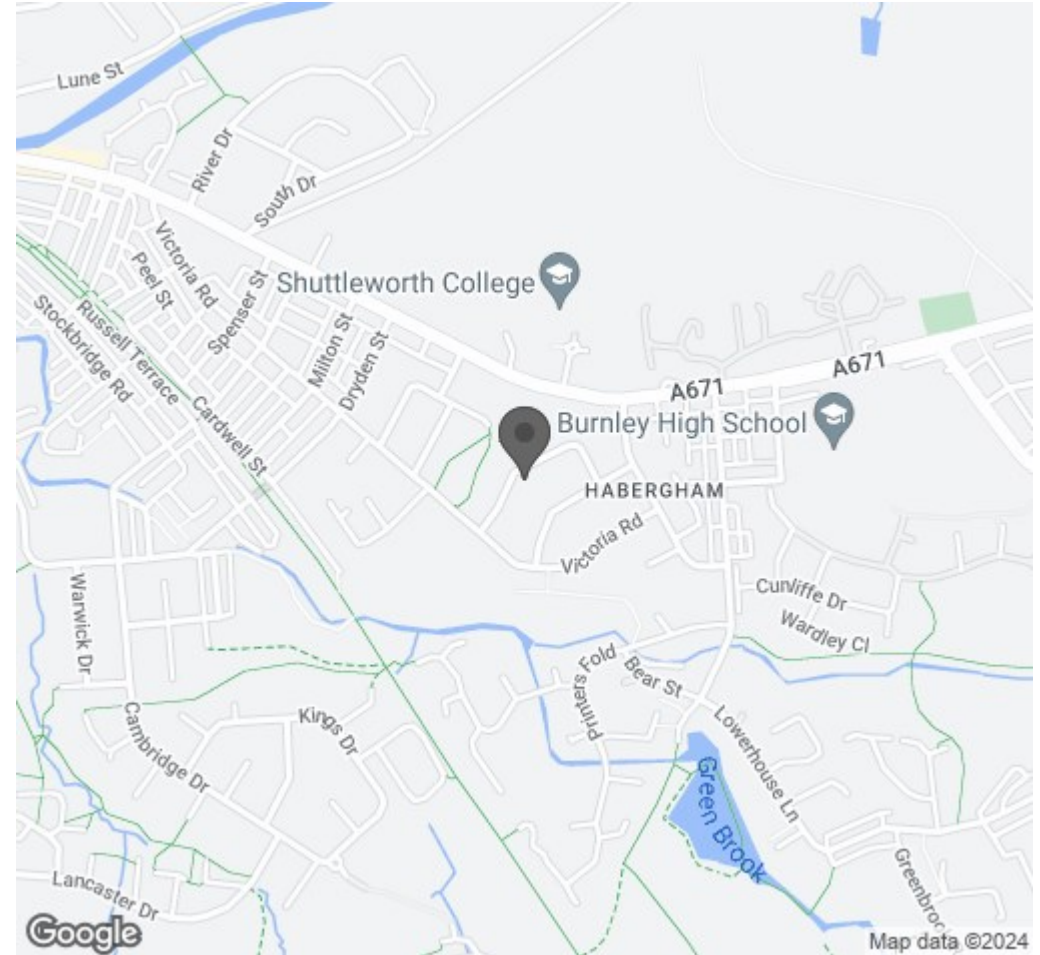
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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AWARDS

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