

## DESCRIPTION

**\*\* TWO BEDROOMS \* CLOSE TO SCHOOLS \* CLOSE TO BUS ROUTES \*\***

Fardella and Bell estate agents are pleased to present this two bedroom mid terraced property in the heart of Padiham. This property presents a unique opportunity for those looking to make a house a home. While the property requires some internal modernisation, it provides the perfect canvas for first-time buyers or creative individuals wanting to put their personal touch on their living space.

The property's potential also extends to investors, offering a promising prospect for renovation and resale or rental. Its location is an added advantage, being in close proximity to popular schools, making it an attractive option for families.

Furthermore, the property boasts excellent connectivity with major transport links nearby, ensuring easy commuting and access to surrounding areas. Everyday conveniences are just a stone's throw away with a variety of shops close by, adding to the appeal of the location.

Please call us to arrange your viewing on 01282 968668.











 BRITISH  
PROPERTY  
AWARDS  
2023

GOLD WINNER

ESTATE AGENT  
IN BURNLEY

FARDELLA  
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### **Reception room one 12'9 x 12.2**

Two ceiling light points, electric fire with tiled hearth, radiator, dado rail and laminate flooring.

### **Reception room two 11'28 x 10'88**

Ceiling light point, dado rail, fitted carpet, radiator, understairs storage and uPVC double glazed window.

### **Kitchen 8'3 x 4'5**

Freestanding oven, laminate flooring, mix of wall and base units, plumbing for washing machine, uPVC back door, chrome sink with drainer and mixer tap and ceiling light point.

### **Bathroom 8'09x6'84**

Partially tiled walls, laminate flooring, radiator, towel rail, WC , panelled bath, pedestal sink and ceiling light point.

### **Bedroom one 12'9 x 12'2**

Double glazed window, radiator, ceiling light point and fitted carpet.

### **Bedroom two 11'4 x 7'09**

Radiator, ceiling light point, fitted carpet, uPVC double glazed window to the rear and cupboard housing the gas central heating boiler.

### **Exterior**

Rear - Rear yard with gated access.

### **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold and the Council Tax Band is 'A'

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

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission –Unknown by vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

## **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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## **Viewings on Brochure**

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

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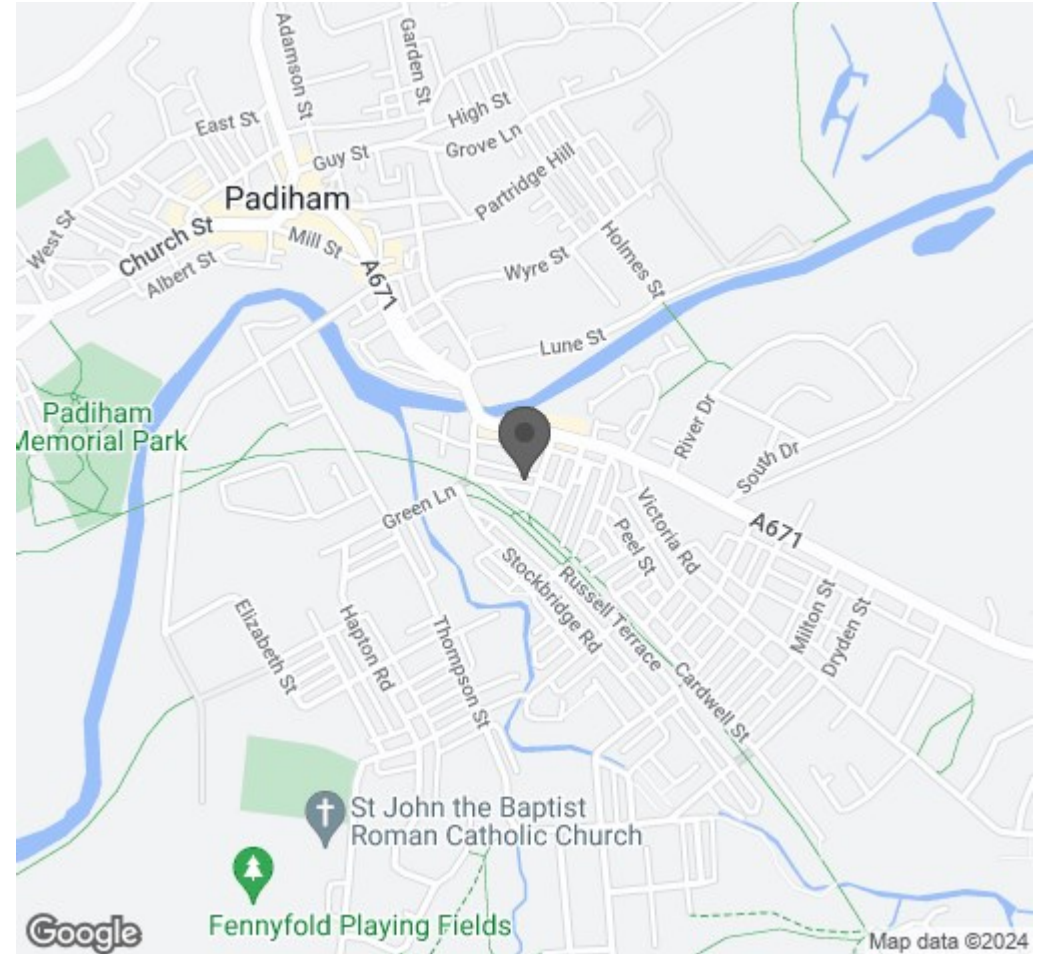






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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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