

## DESCRIPTION

\*\*\* RESIDENTIAL HOME WITH ADDED BENEFIT OF COMMERCIAL RETAIL SPACE  
\*\*\*

Introducing this charming mid-terraced property boasting ample space and versatility, ideal for a range of buyers. With two reception rooms and three bedrooms, plus an additional attic room, there's plenty of room to accommodate growing families or those in need of extra space. The property also features two bathrooms, enhancing practicality and convenience.

Externally, a generously sized garden awaits, complete with a delightful feature pond, a patio area perfect for outdoor dining, and well-maintained flower borders adding a splash of color throughout the seasons. For those with entrepreneurial aspirations, the property offers a fantastic opportunity with its large workshop and attached office space. Registered for B1 use, this area presents a multitude of possibilities for property investors or developers. Alternatively, it could be transformed into a variety of businesses such as a hairdresser salon, providing an additional income stream.

With its flexible layout, desirable features, and potential for commercial use, this property is sure to attract keen interest from a diverse range of buyers. Don't miss out on the chance to explore the endless opportunities this property has to offer. EPC rating: D.























BRITISH PROPERTY GOLD WINNER

FARDELLA



BRITISH PROPERTY GOLD WINNER

FARDELLA



BRITISH PROPERTY GOLD WINNER

FARDELLA



BRITISH PROPERTY GOLD WINNER

FARDELLA



## **Reception one**

Exposed beams, fitted carpet, radiator, uPVC double glazed window, composite front door, picture rail, ceiling light point, TV point and feature fireplace with stone hearth.

## **Reception room two**

Laminate flooring, picture rail, ceiling light point, understairs storage, multi fuel stove, TV point, exposed beams, radiator, brick hearth and tiled surround.

## **Kitchen**

Tiled flooring, a mix of wall and base units, ceiling light point, partially tiled walls, sink with drainer and chrome mixer tap, fridge / freezer point, dishwasher point, overhead extractor point, freestanding electric oven, electrical points for worktop appliances, Velux window and uPVC double glazed window.

## **Landing**

Ceiling light point, fitted carpet, open balustrade staircase and smoke alarm.

## **Bedroom one**

Fitted carpet, radiator, wood wall panelling, two ceiling light points, fitted wardrobe storage, TV point and two uPVC double glazed windows.

## **En-suite**

Tiled flooring, shower enclosure with chrome mains fed shower, extractor point, pedestal sink with chrome tap, push button WC, towel rail and ceiling light point.

## **Bedroom two**

uPVC double glazed window, fitted carpet, radiator, understairs storage, ceiling light point and exposed beams.

## **Bedroom three**

Exposed beams, radiator, uPVC double glazed window and ceiling light point.

## **Bathroom**

Cupboard housing the boiler, Frosted uPVC double glazed window, panelled bath with chrome mains fed shower, tiled walls, vanity unit with sink and chrome mixer tap.

## **Attic**

To the second floor the attic room, with velux window, fitted carpet, central heating radiator and under eaves storage.

## **Commercial aspect**

Office room - Two ceiling light points, uPVC double glazed window, uPVC front door, vinyl flooring, radiator and electrical sockets.

Workshop - Stone walls, uPVC double glazed patio doors to the rear garden, electrical sockets, two uPVC double glazed windows, radiator and four ceiling light points.

## **External**

Front - Wall boundaries and raised flower beds

Rear - Raised decking seating area, pond, wall boundaries, Indian stone paving, raised flower beds, shed, wood store and secure wooden gates.



## **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'

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor.

Building safety –No visible risks.

Accessibility/Adaptations – Unknown by vendor.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Business use for the commercial aspect

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**

Publishing - You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## **Viewings on Brochure**

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

For the latest upcoming properties make sure you follow our socials on instagram @fardella\_bell\_estate\_agents and facebook @fardella & bell estate agents

FARDELLA & BELL ESTATE AGENTS | 01282 968668 | WWW.FBESTATEAGENTS.CO.UK | INFO@FBESTATEAGENTS.CO.UK

**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




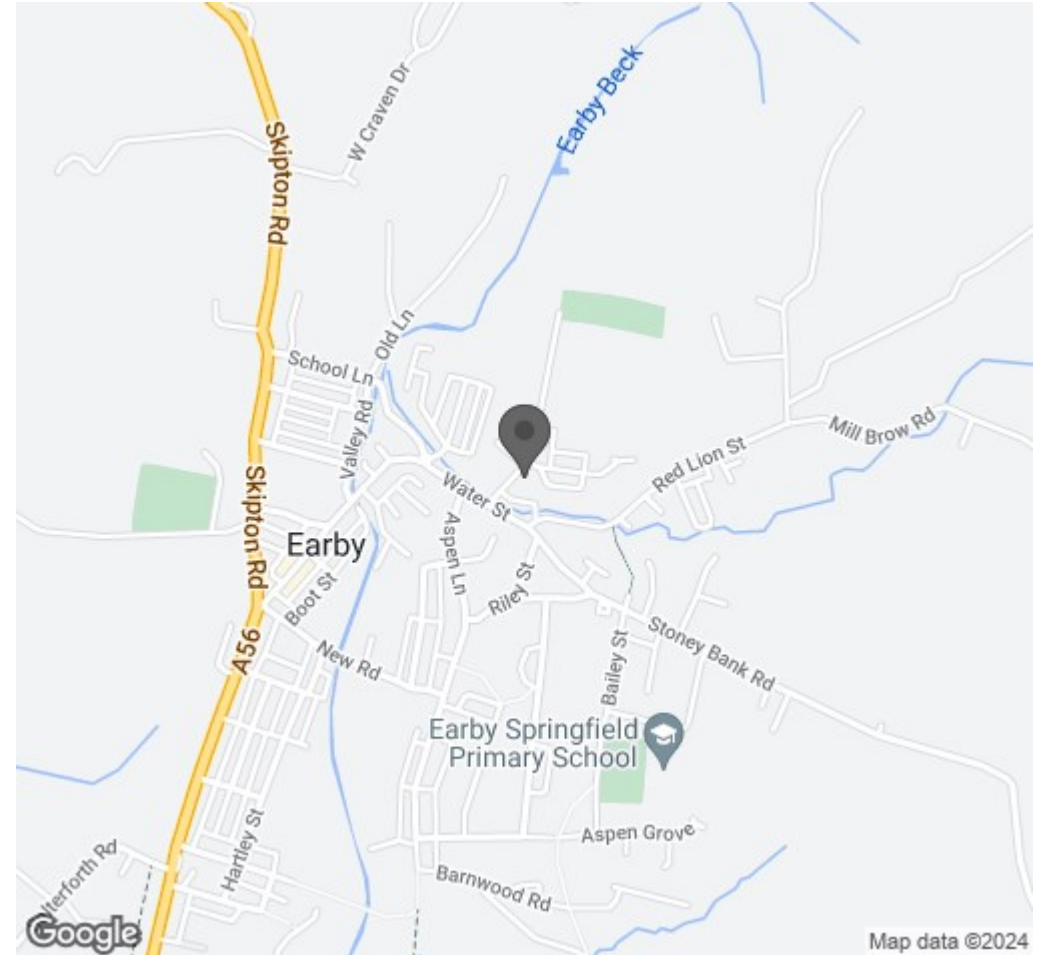






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	











FARDELLA & BELL ESTATE AGENTS | 01282 968668 | [WWW.FBESTATEAGENTS.CO.UK](http://WWW.FBESTATEAGENTS.CO.UK) | [INFO@FBESTATEAGENTS.CO.UK](mailto:INFO@FBESTATEAGENTS.CO.UK)

143 Burnley Road, Padiham, Lancashire, BB12 8BA

01282 968 668 | 01200 403484 | 01254 933 511

