

DESCRIPTION

**** THREE BEDROOMS ** MID TERRACE ** COUNCIL TAX BAND A ** LEASEHOLD ****

Fardella and Bell are delighted to bring to the market this charming three-bedroom mid-terraced property in the heart of Padiham. It presents an excellent opportunity for first-time buyers.

The house has two generously sized reception rooms which are perfect for entertaining guests or enjoying a quiet evening at home.

The kitchen is modern and well-equipped. The three bedrooms are spacious and inviting, providing ample space for a growing family or for setting up a home office.

A family bathroom serves the bedrooms, featuring contemporary fixtures. The property also benefits from a rear yard, offering a private outdoor space where you can enjoy a cup of coffee in the morning or unwind after a long day.

One of the key advantages of this property is its prime location. It's conveniently close to a variety of local amenities, including shops for your daily needs, reputable schools for all ages, and regular bus routes for easy commuting. This makes it an ideal base for those who value convenience and accessibility.

Don't miss out on the chance to make this house your new home.

Please call us on 01288 968668 to arrange your viewing.





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Entrance Hallway

With fitted carpet, a radiator and space for coats and shoes.

Living room 12'11" x 12'4"

With hardwood flooring, a feature fireplace with a gas fire, coving, a radiator, a uPVC window and a TV point.

Dining room 13'1" x 12'6"

Fitted carpet, coving, light point, understairs storage, radiator and a uPVC window.

Kitchen 13'10" x 6'0"

A mix of wall and base units, ceiling light point, uPVC double glazed window, chrome sink with mixer tap and drainer, partially tiled walls, gas hob, overhead extractor point, oven, vinyl flooring, radiator, fridge/ freezer point, washing machine point, worktop and splashbacks and uPVC double glazed door to the rear yard.

Landing

Fitted carpet, ceiling light point and open balustrade staircase.

Bedroom one 12'11" x 10'0"

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

Bedroom two 13'1" x 9'10"

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

Bedroom three 9'6" x 5'10"

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

Family bathroom 7'8" x 5'10"

uPVC double glazed frosted window, laminate flooring, partially tiled walls, push button WC, panelled bath with overhead shower, pedestal sink with chrome mixer tap and ceiling light point.

External

Front - Mature bushes and shrubs, stone chipped bed, secure gate and path leading to the front door.

Rear - Stone paved yard with secure rear gate and wall boundaries.

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 'Leasehold' and the Council Tax Band is 'A'

999 Years from 12/05/1875 - £2.04 annual ground rent.

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No current adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by the 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

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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

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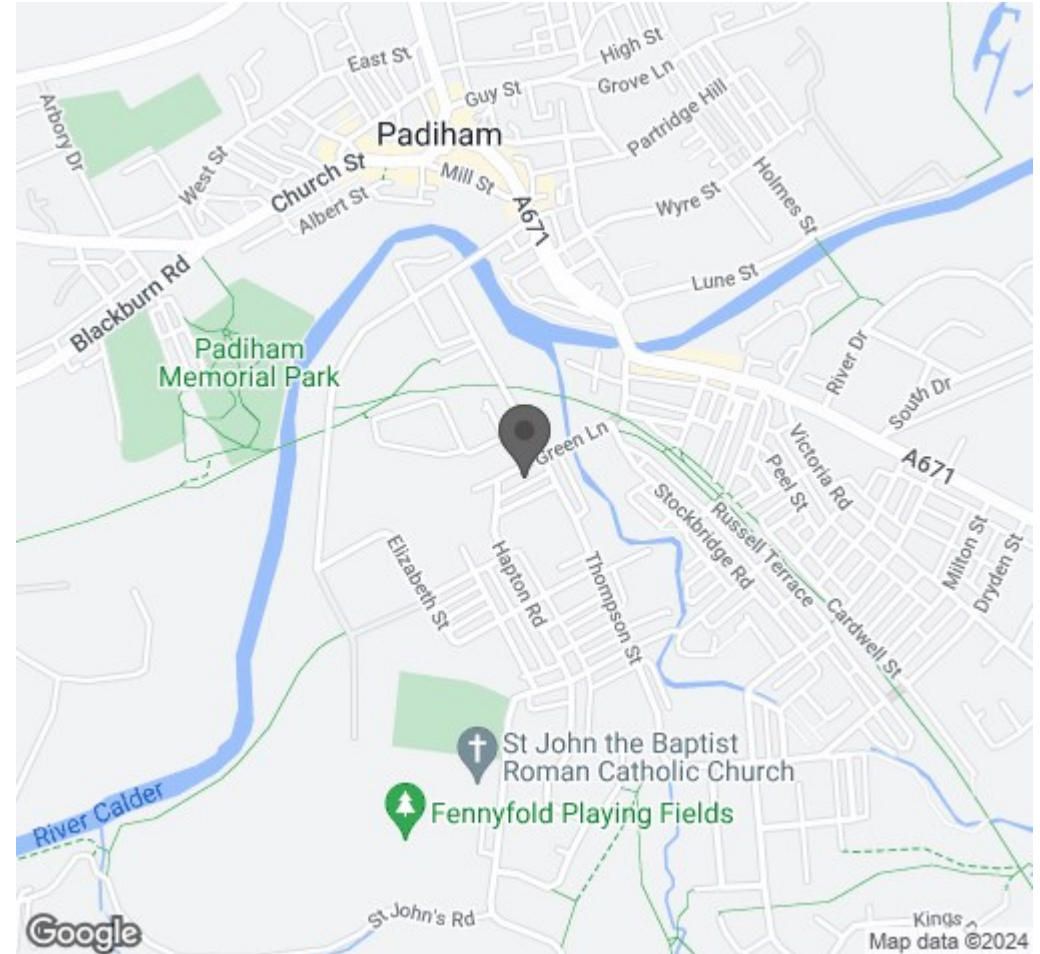
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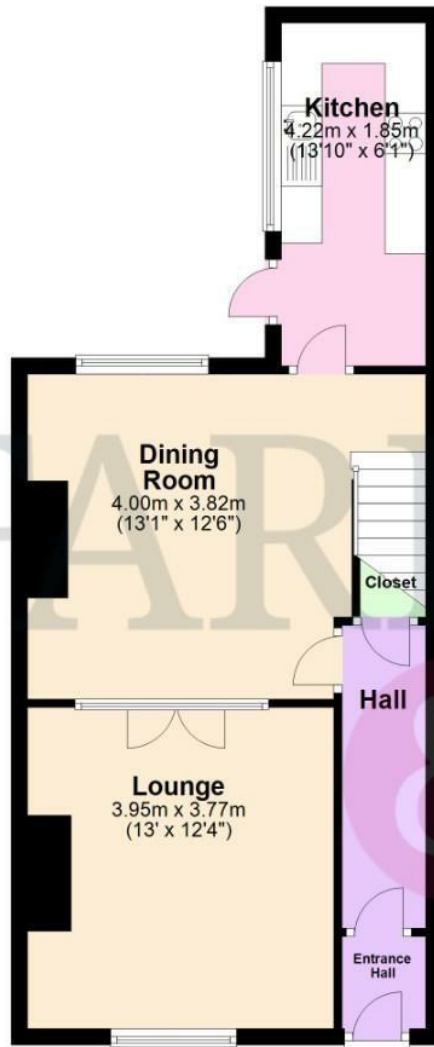
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Energy Efficiency Rating

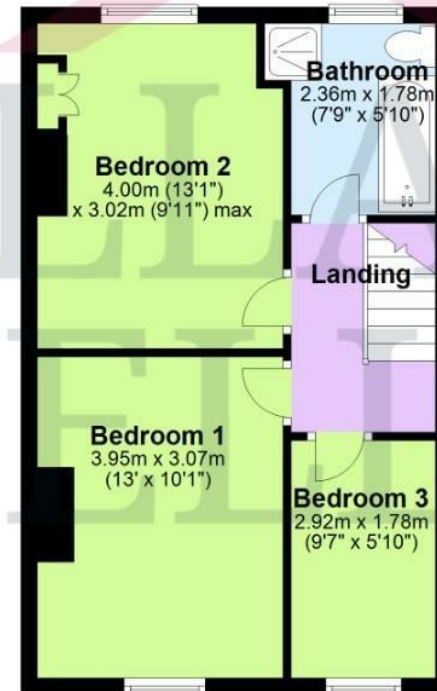
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Total area: approx. 89.4 sq. metres (962.2 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

31 Green Lane

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