

DESCRIPTION

**** THREE BEDROOMS ** ** TWO RECEPTION ROOMS ** ** IDEAL FOR FIRST TIME BUYERS ****

Welcome to this charming Victorian mid-terrace house located on Milton Street in the delightful area of Padiham, Burnley. This property boasts two reception rooms, three bedrooms, and a bathroom, offering a cosy and inviting living space for its future owners.

With its spacious rooms and lots of potential, this property is ideal for first-time buyers looking to step onto the property ladder. The three bedrooms provide ample space for a growing family or for those in need of a home office or guest room.

Situated in a popular location, this house is conveniently close to schools, making the morning school run a breeze. Additionally, the proximity to bus routes ensures easy access to the wider area for work or leisure.

Don't miss out on the opportunity to own this lovely home in the heart of Padiham.

Book a viewing today and envision the potential this property holds for you.





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Reception room one 14'1 x 14'1

uPVC double glazed bay window, fitted carpet, electric fire with stone hearth, ceiling light point, ceiling coving, uPVC front door and understairs storage.

Reception room two 14'0 x 13'7

uPVC double glazed rear window, fitted carpet, ceiling light point, ceiling coving and TV point.

Kitchen 18'2 x 7'0

Washing machine point, chrome sink with drainer and mixer, four uPVC double glazed windows, uPVC door to the rear, fridge / freezer point, oven, electric hob, overhead extractor point, tiled flooring, spotlights to the ceiling, partially tiled walls and radiator.

Bedroom one 14'2 x 11'5

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

Bedroom two 10'2 x 6'4

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

Bedroom three 11'11 x 5'5

Fitted storage, radiator, cupboard housing gas central heating boiler, uPVC double glazed window, fitted carpet and ceiling light point.

Bathroom 8'6 x 4'8

Vinyl flooring, push button WC, walk in shower with mains fed shower, heated towel rail, vanity unit with sink and chrome mixer tap, extractor point and tiled walls.

Landing 8'5 x 5'1

Fitted carpet, loft access point and smoke alarm.

Exterior

Front - Secure gate and stone patio area

Rear - Yard with secure 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 25/04/1842 - £1.50 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, steps to the front door.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – for the property itself and its immediate locality

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

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Viewings on Brochure

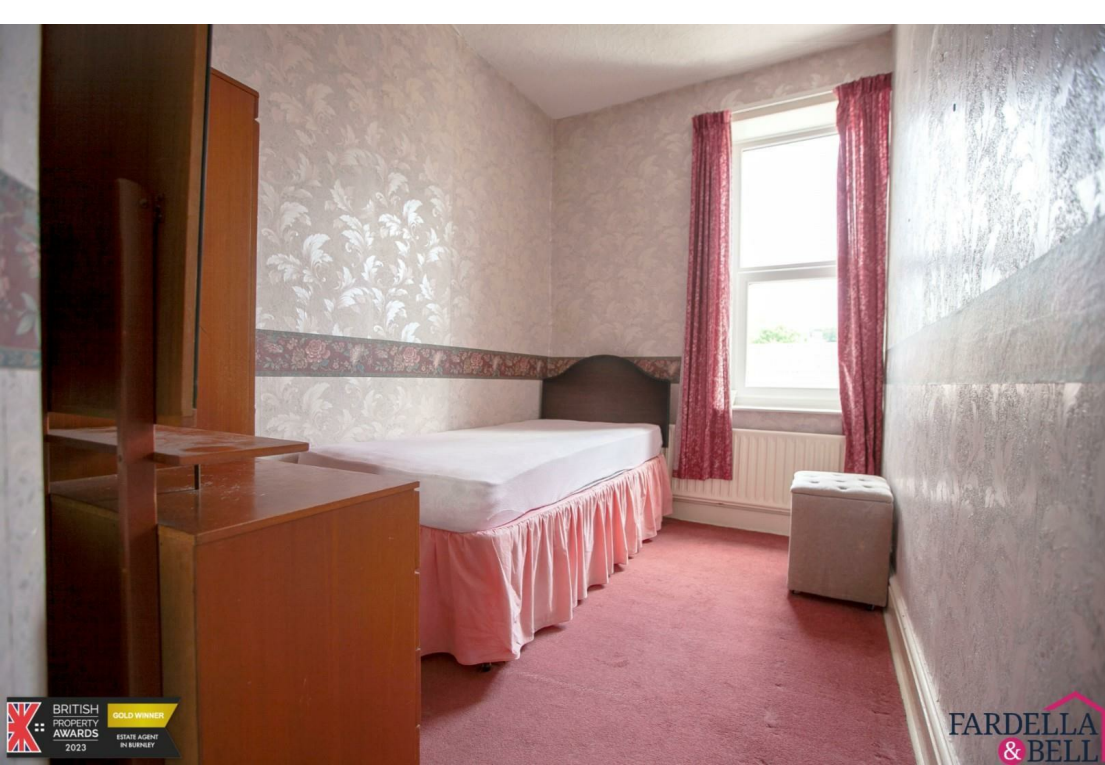
Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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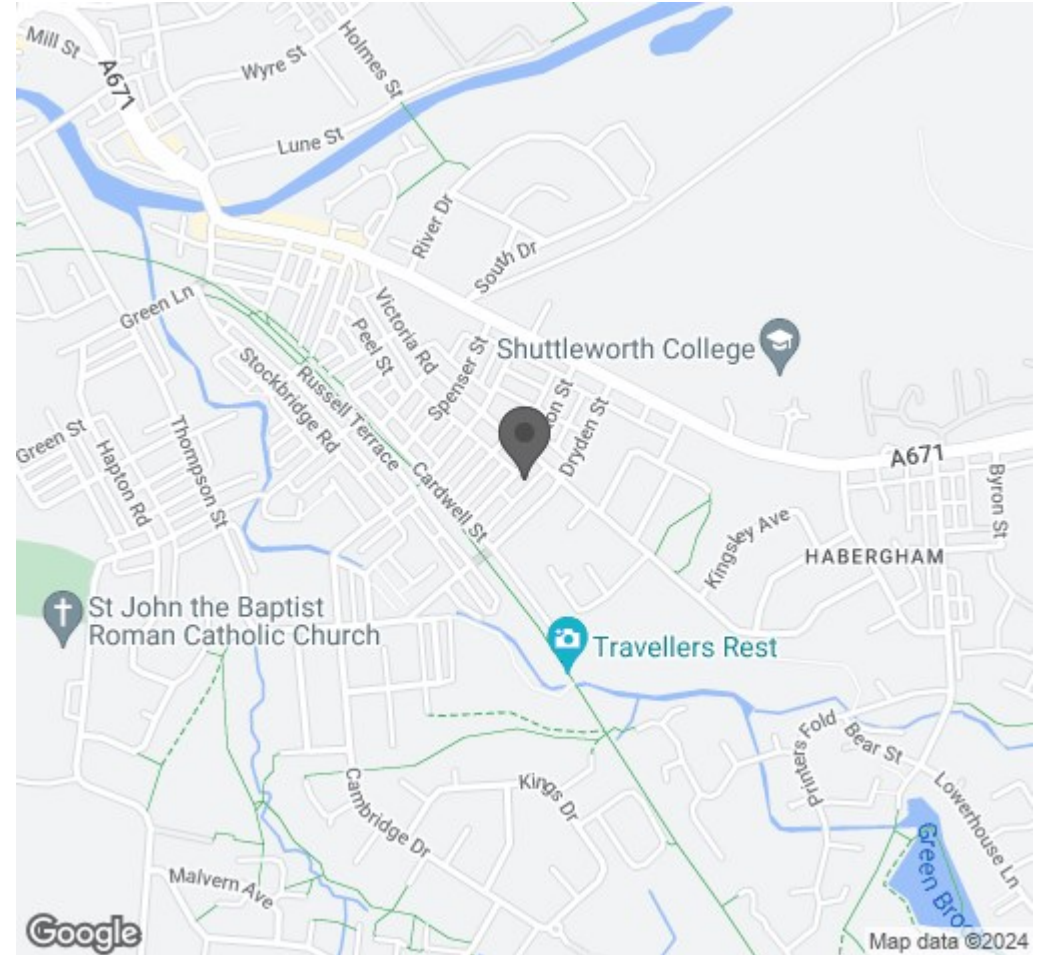
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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