

## DESCRIPTION

**\*\* TWO BEDS +ATTIC\*\* TWO RECEPTION ROOMS \*\* POPULAR LOCATION \*\***

Nestled in the heart of Padiham, this immaculate mid-terrace home is a perfect opportunity for first-time buyers or investors. The property boasts a charming blend of modern living and traditional features, ensuring a comfortable and stylish lifestyle.

Upon entering, you are welcomed by two generously sized reception rooms, ideal for entertaining guests or creating distinct living and dining areas. The gorgeous fitted kitchen is a true highlight, equipped with modern appliances and ample storage, perfect for culinary enthusiasts.

The first floor offers two spacious bedrooms, providing a peaceful retreat at the end of the day. The main family bathroom is well-appointed, featuring contemporary fittings and fixtures. An additional attic room offers versatile space, suitable for use as a home office, guest room or additional storage.

The property's location is a major advantage, with supermarkets, independent shops, and local amenities all within walking distance. Additionally, Burnley town centre is just a 7-minute drive away, offering further shopping, dining, and entertainment options.

Immaculately presented throughout, this home is ready to move into and promises a convenient and comfortable lifestyle.





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AWARDS**  
2023

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### **Entrance vestibule & hallway**

Matting and laminate flooring, radiator, ceiling light point, uPVC front door and understairs storage.

### **Reception room one**

Laminate flooring, gas fire, ceiling light point, uPVC double glazed window and radiator.

### **Reception room two**

TV point, laminate flooring, multi fuel stove, ceiling light point and ceiling coving.

### **Kitchen**

Vinyl flooring, integrated fridge / freezer, integrated dishwasher, freestanding double SMEG oven, extractor point, uPVC double glazed window, uPVC door to the rear yard, plumbing for a washing machine and spotlights to the ceiling.

### **Landing**

Fitted carpet, radiator and two ceiling light points. Access to staircase leading to the attic space.

### **Bathroom**

Tiled flooring, vanity unit with sink and chrome mixer, illuminated mirror, spotlights to the ceiling, push button WC, panelled bath with mains fed overhead shower, extractor point, partially tiled walls and chrome heated towel rail.

### **Bedroom one**

uPVC double glazed window, ceiling light point, gorgeous panelled feature wall, radiator, tv point, fitted carpet and space for wardrobes.

### **Bedroom two**

Radiator, ceiling light point, fitted carpet, feature panelled walls and uPVC double glazed window to the rear.

### **Loft room**

Located on the second floor, with Velux window, fitted carpet, two ceiling light point, radiator, open balustrade staircase and TV point.

## **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 01/05/1886 - £1.11 annual ground rent.

Parking - On Street

Rights and easements – Unknown by the vendor

Restrictions – Unknown by the vendor.

Building safety – No visible risks

Accessibility/Adaptations – No adaptations currently

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

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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## 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>		
(55-68) <b>D</b>	<b>48</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	





Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

98.11 m<sup>2</sup>  
1056.04 ft<sup>2</sup>

**Reduced headroom**

2 m<sup>2</sup>  
21.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**