



BRITISH
PROPERTY
AWARDS
2023
★★★★★
SILVER WINNER
ESTATE AGENT
IN NORTH WEST
(LANCASHIRE)



BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN BURNLEY



5 Bendwood Court, Padiham
Offers in Region of £125,000

5 Bendwood Court

Padiham, Burnley

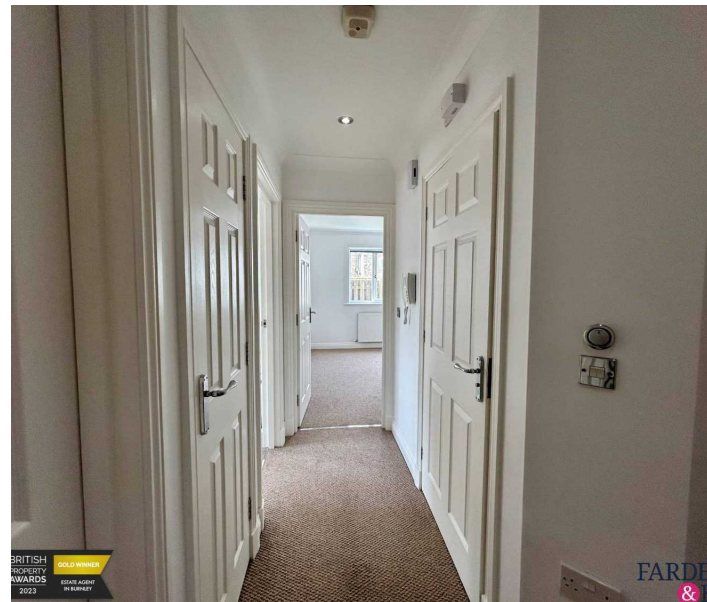
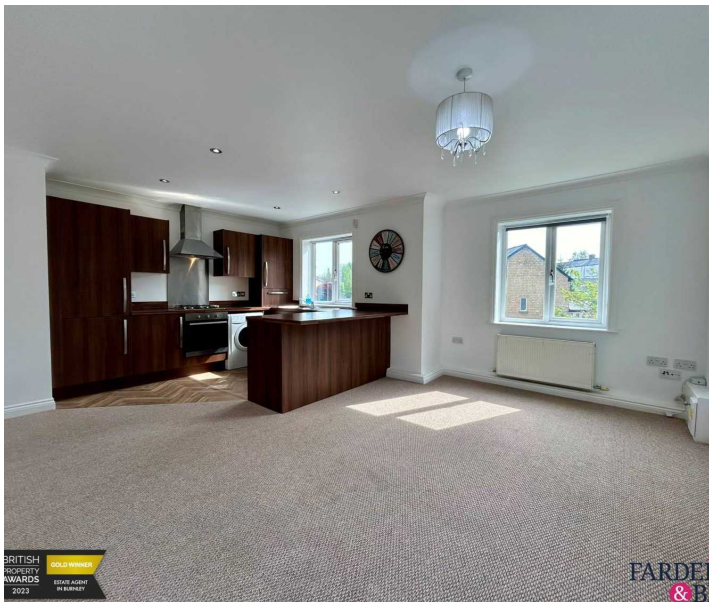
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two bedrooms
- Leasehold 999 years
- Good condition
- En suite
- Situated close to local amenities
- First floor apartment with lift access
- Council tax band 'A'
- Perfect for a first time buyer or investor



Hallway

10' 4" x 9' 4" (3.15m x 2.84m)

Fitted carpet, radiator, spotlights, smoke alarm and storage cupboard.

Kitchen / Living area

18' 5" x 15' 6" (5.61m x 4.72m)

Living area - Two radiators, fitted carpet, two uPVC double glazed windows and ceiling light point. Kitchen area - A mix of wall and base units, boiler cupboard, electrical sockets for worktop appliances, vinyl flooring, spotlights to the ceiling, integrated fridge / freezer, chrome sink with mixer tap, gas hob, oven and overhead extractor point.

Bedroom one

12' 2" x 9' 5" (3.71m x 2.87m)

uPVC double glazed patio doors with Romeo & Juliet balcony, radiator, fitted carpet, ceiling light point and ceiling coving.

En-suite

5' 4" x 5' 1" (1.63m x 1.55m)

Partially tiled walls, pedestal sink, shower cubicle with mains fed shower, push button WC, laminate flooring, heated towel rail and extractor.

Bedroom two

11' 4" x 8' 9" (3.45m x 2.67m)

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

Bathroom

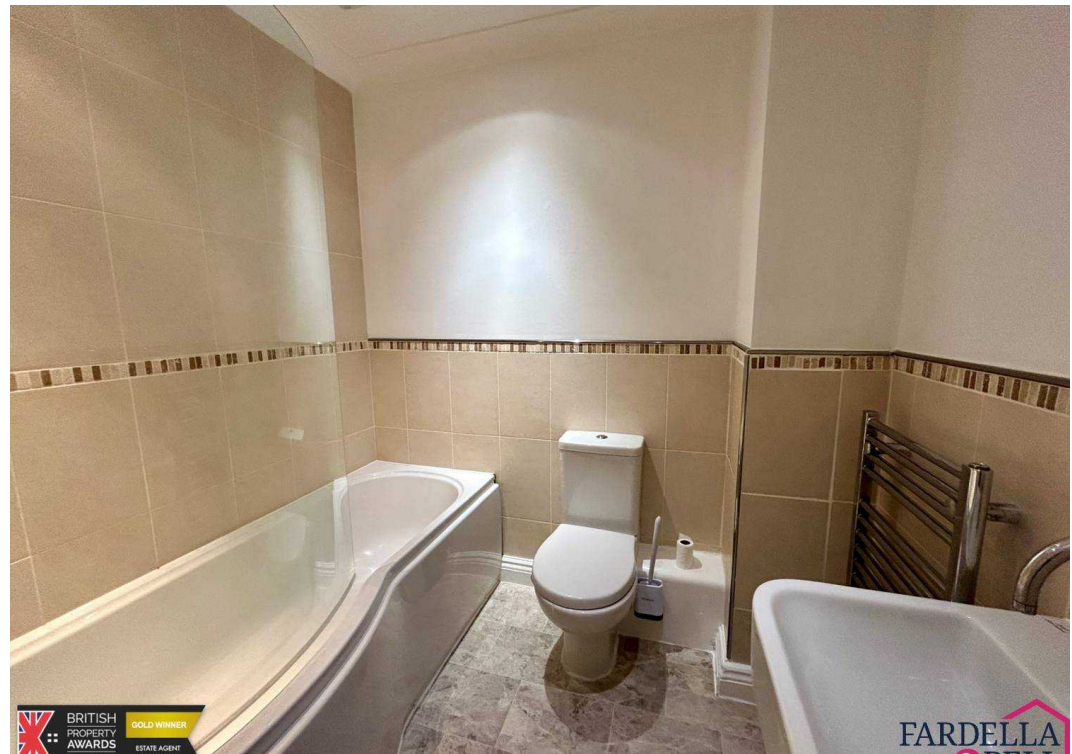
6' 4" x 5' 2" (1.93m x 1.57m)

Heated towel rail, push button WC, sink with chrome mixer tap, spotlights, extractor point, panelled bath with mains fed overhead shower and partially tiled walls.

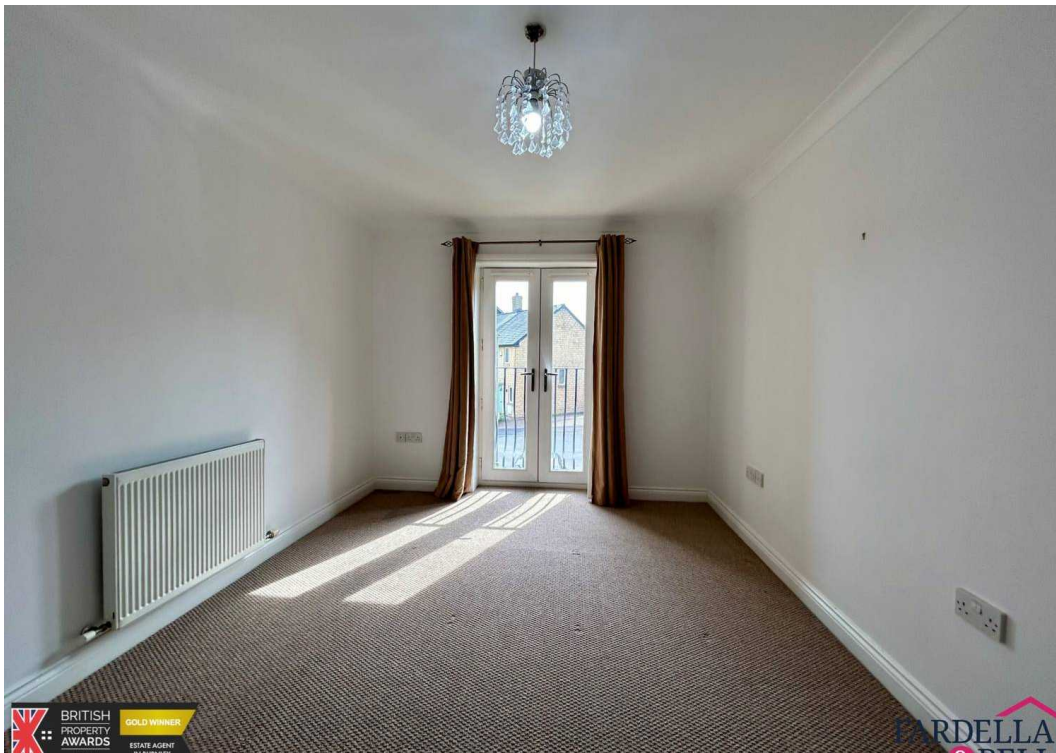




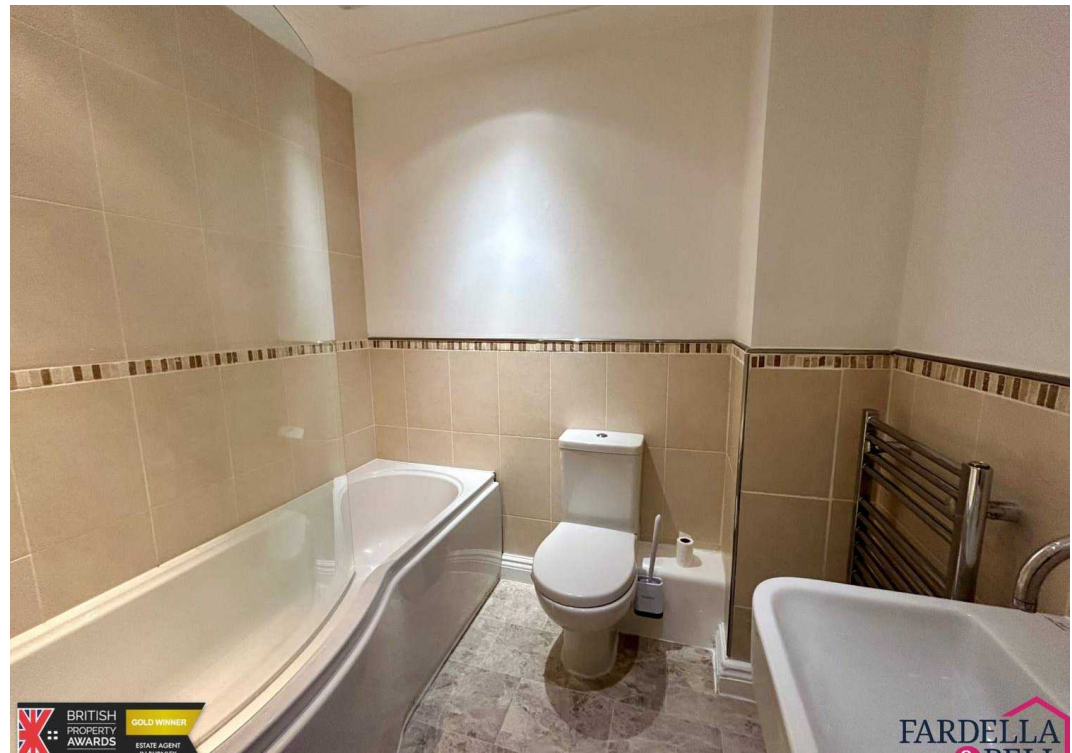
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