



**FARDELLA
& BELL**



6 Calder Street, Padiham

Fixed Price **£99,950**



6 Calder Street

Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Lots of character
- Short walk to the town centre
- Close to local amenities
- Council Tax band 'A'
- EPC rated 'D'
- Gas & Electrical Safety Certs Held
- Leasehold - 999 years



Living Room

uPVC double glazed window and door, laminate flooring, wooden fireplace, electric fire and marble hearth, radiator, spotlights and smoke alarm.

Breakfast Kitchen

uPVC double glazed window, wooden door to rear yard, electric hob, electric oven, laminate flooring, cupboard for boiler, wall and base units, laminate work surfaces, stainless sink with drainer and mixer tap, radiator, spotlights and open staircase to the first floor with iron spindles.

Cellar

Staircase to the cellar, side light point, fitted carpet, fully tanked, electric wall fire and extractor point.

Cellar

Two ceiling light points, fitted carpet, wrought iron handrail, and smoke alarm.

Bedroom 1

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

Bedroom 2

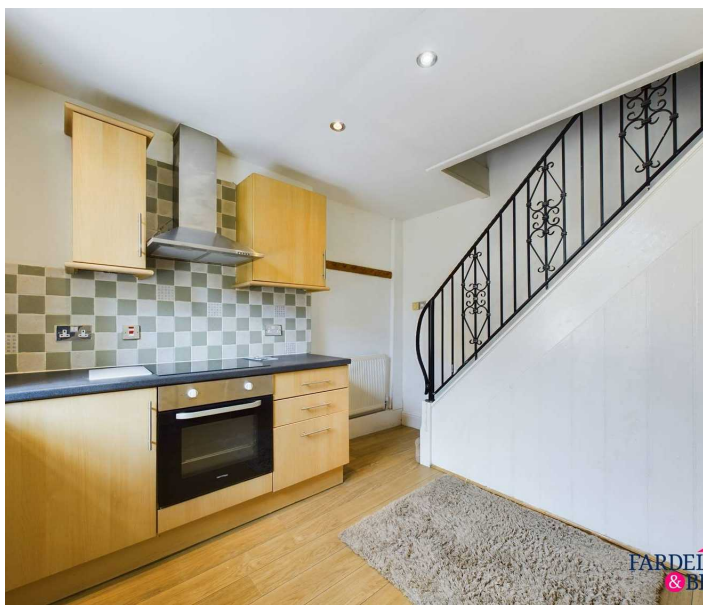
uPVC double glazed window, radiator, fitted carpet and ceiling light point.

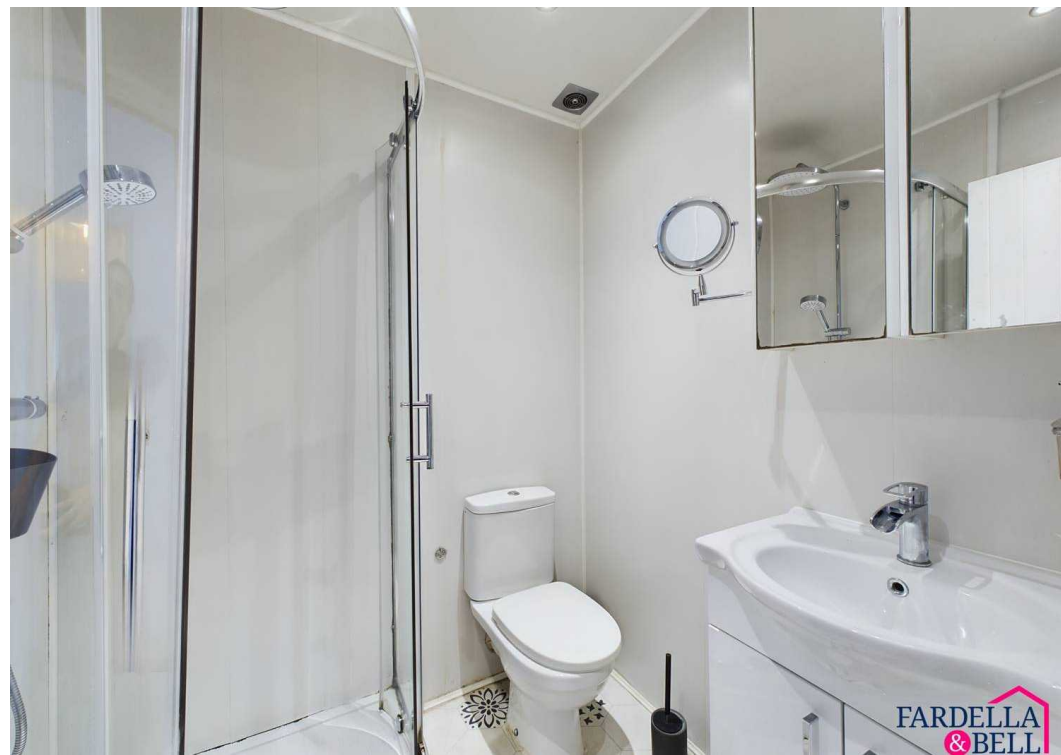
Bathroom

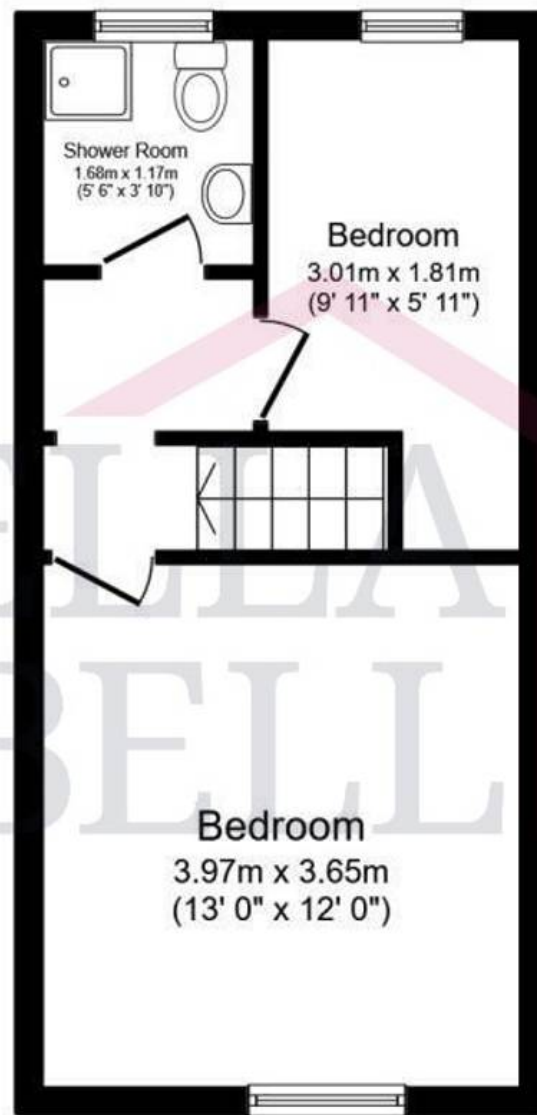
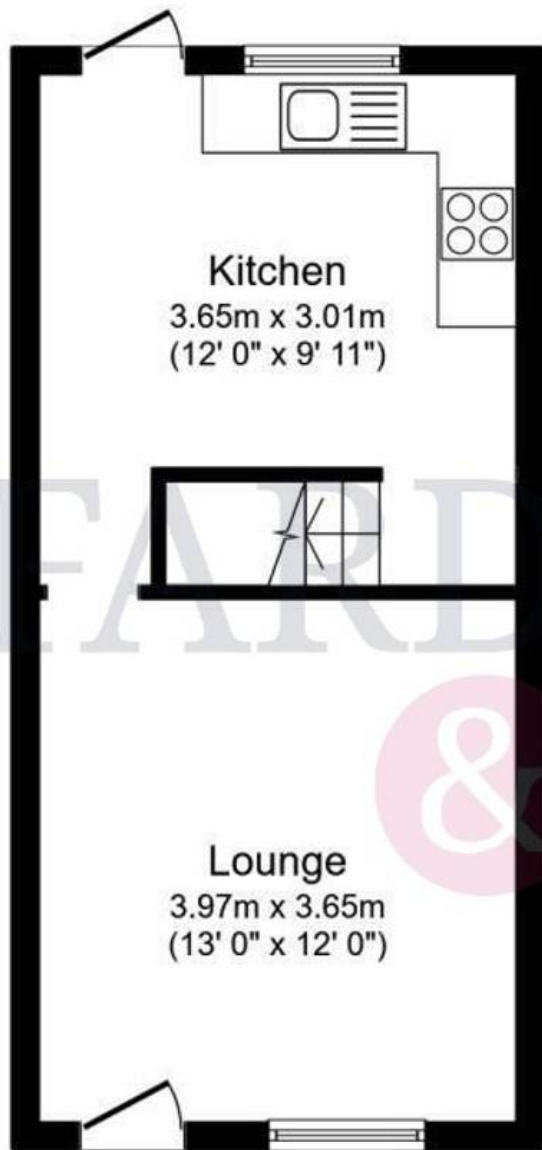
Wet wall panelling, vinyl flooring, spotlights, extractor point, chrome towel rail, push button WC, vanity unit with sink and chrome mixer tap, shower cubicle with glass doors and mains fed shower.

Exterior

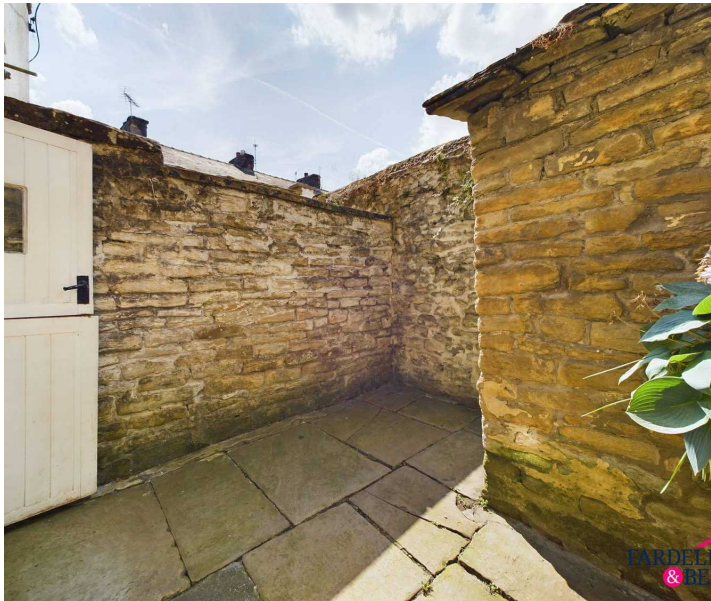
Rear yard with storage outbuilding and walled boundaries and free parking a one minute walk away.







YARD





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

