



**FARDELLA**  
& **BELL**



**17 Green Street, Padiham**

In Excess of **£99,950**



## 17 Green Street

Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Mid terrace
- Modern decor
- Leasehold 999 years
- Three bedrooms
- Spacious terrace property
- Perfect for first time buyers
- Perfect for a small family
- Close to town centre



### Lounge

Fitted carpet, uPVC double glazed window, electric fire, fitted storage, ceiling light point, radiator and TV point.

### Kitchen

Spotlights to the ceiling, centre island, vinyl flooring, a mix of wall and base units, freestanding fridge/ freezer, electric hob and oven, radiator, sink with drainer and mixer tap, partially tiled walls and decorative wall panelling.

### Landing

Fitted carpet, open balustrade staircase, ceiling light point and loft access point.

### Bedroom one

Spotlights to the ceiling, decorative wall panelling, radiator, TV point, uPVC double glazed window and fitted carpet.

### Bedroom two

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

### Bedroom three

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

### Bathroom

Sink with taps, push button WC, uPVC double glazed window, panelled bath, ceiling light point and tiled walls.



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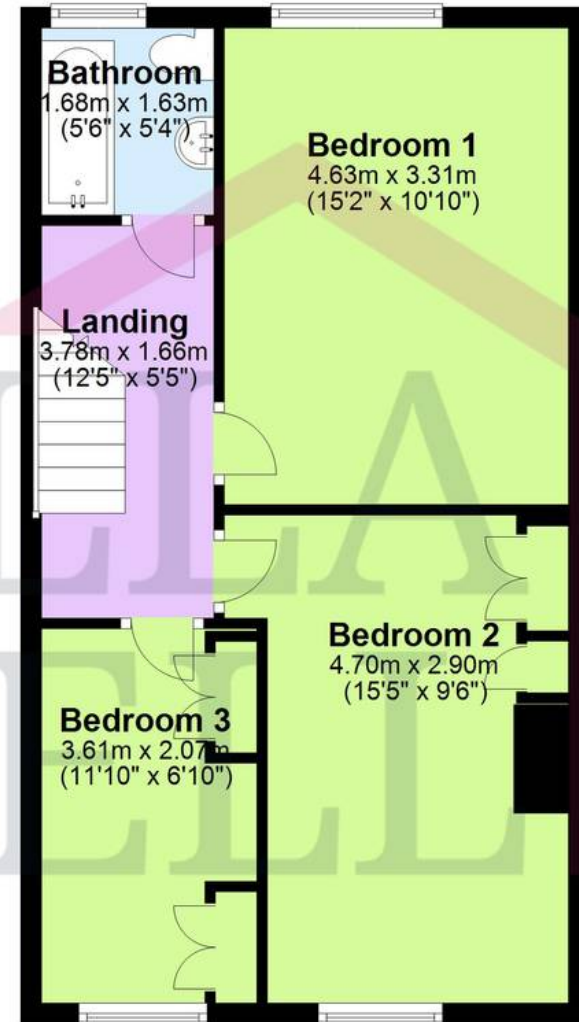


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## Ground Floor



## First Floor



Total area: approx. 97.4 sq. metres (1048.2 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)

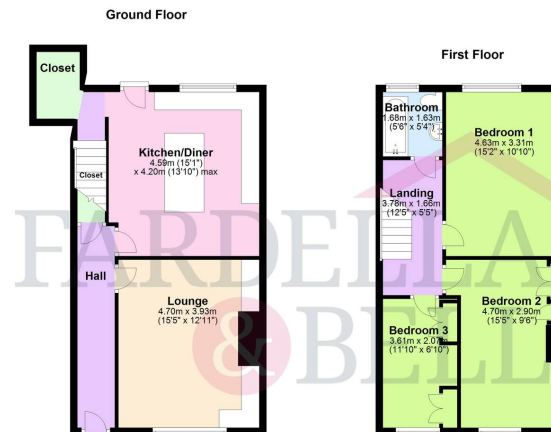
Plan produced using PlanUp.

**17 Green St**



## YARD

Indian stone paved rear yard with wall boundaries and secure rear gate.



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