



FARDELLA
& BELL



20 Holland Street, Padiham

Offers in Region of **£99,000**

20 Holland Street

Padiham, Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stone built cottage
- Two bedrooms
- Original features
- Freehold
- In conservation area of Padiham
- Close to motorway links
- Short walk from Padiham Cricket club and football club
- Bus stop close by



Entrance vestibule

Entering the property through a uPVC front door in to the entrance vestibule, with a stone floor, frosted glass windows into the reception room and matting to the floor,

Reception Room

This room oozes character with a ceiling light point, uPVC double glazed window, radiator, exposed wooden beams to the ceiling, stone flooring, electric free standing fire with wooden surround and tiled hearth, exposed brick walls and understairs storage.

Kitchen

To the rear aspect of the property, this kitchen has a ceiling light point, uPVC double glazed window and new uPVC double glazed door to rear yard, washing machine point, built in oven with electric hob and overhead extractor point, under counter fridge point, a mixture of wall and base units with worksurfaces, electrical sockets for work top appliances, partially tiled walls, tiled flooring, radiator and small lead window into reception room

First Floor Landing

To the first floor, there is a Sky light to the ceiling allowing a flow of light to brighten up the space, ceiling light point, exposed beam, radiator and built in wardrobes.

Bedroom One

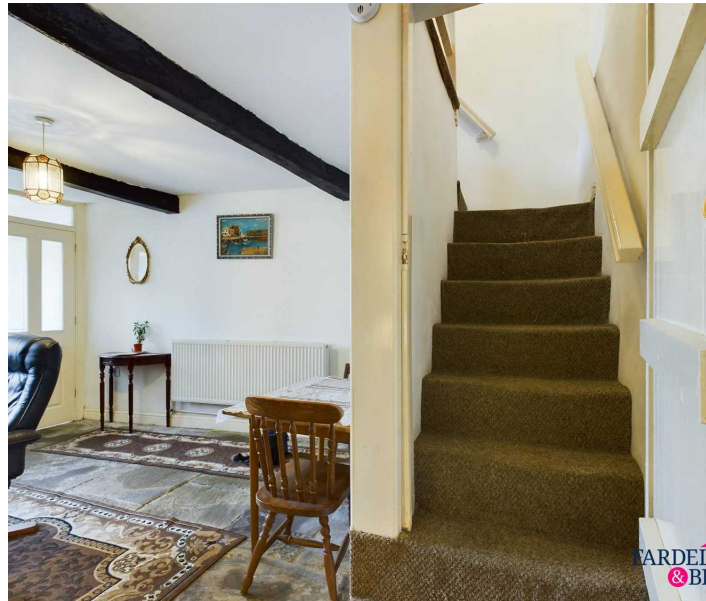
To the front aspect, the main bedroom is of double proportions, with a ceiling light point, exposed beam, fitted carpet, uPVC double glazed window and electrical sockets.

Bedroom Two

Overlooking the front aspect with a uPVC double glazed window, ceiling light point, fitted carpet, exposed beam, loft access point, shelving, side wall lighting and radiator.

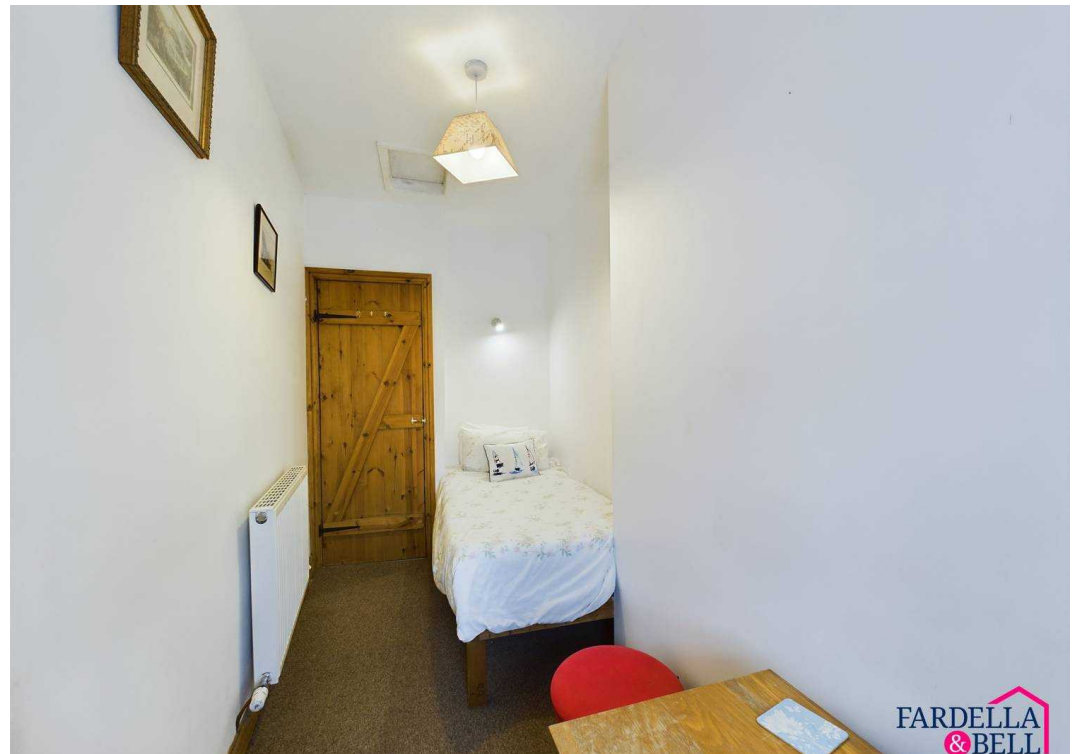
Bathroom

To the rear aspect, this bathroom has a white three piece suite comprising: panelled bath with overhead shower point, wc, tiled walls, pedestal sink with taps, uPVC double glazed frosted window, light point, fitted carpet and storage cupboard housing the gas central heating boiler.





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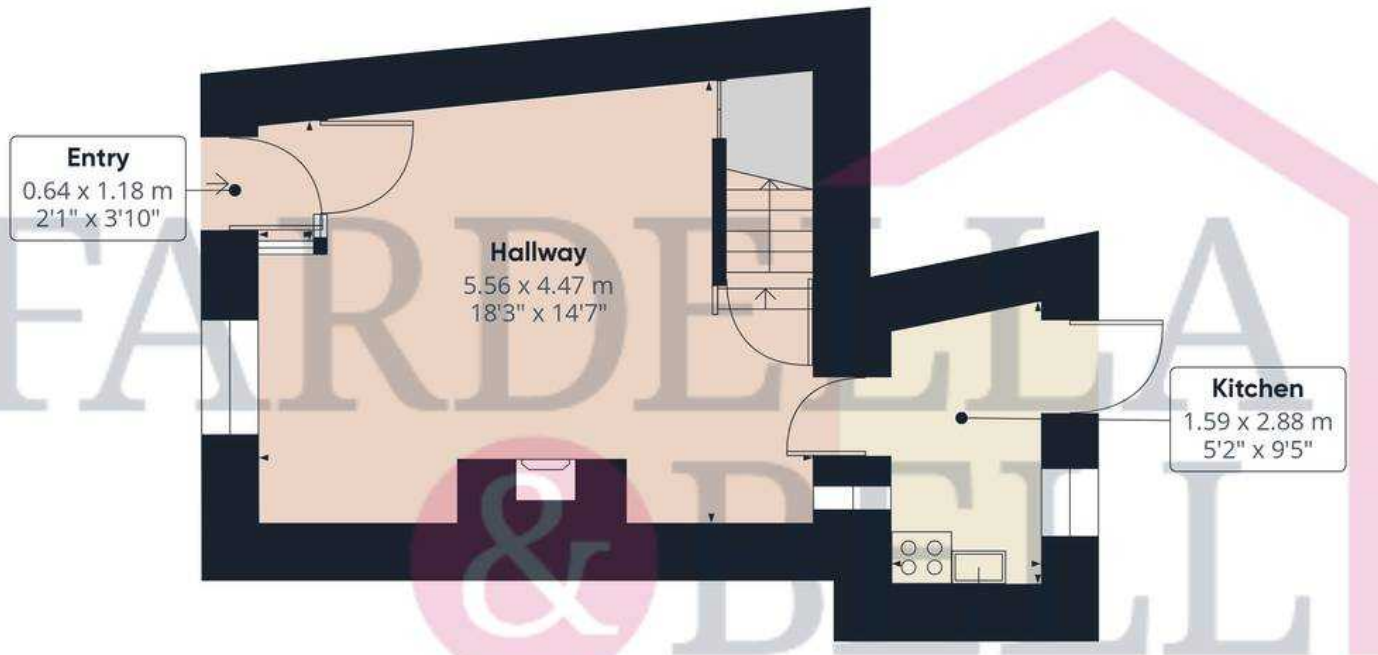
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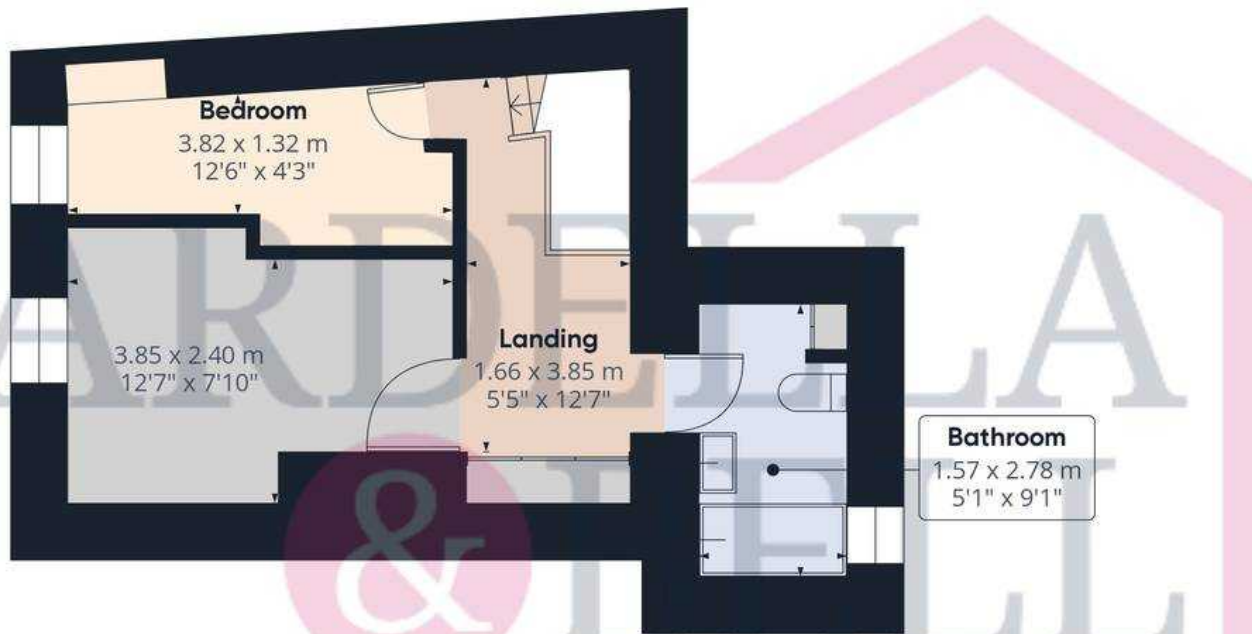
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Floor 0



Floor 2

Approximate total area⁽¹⁾

52.23 m²

562.2 ft²

(1) Excluding balconies and terraces

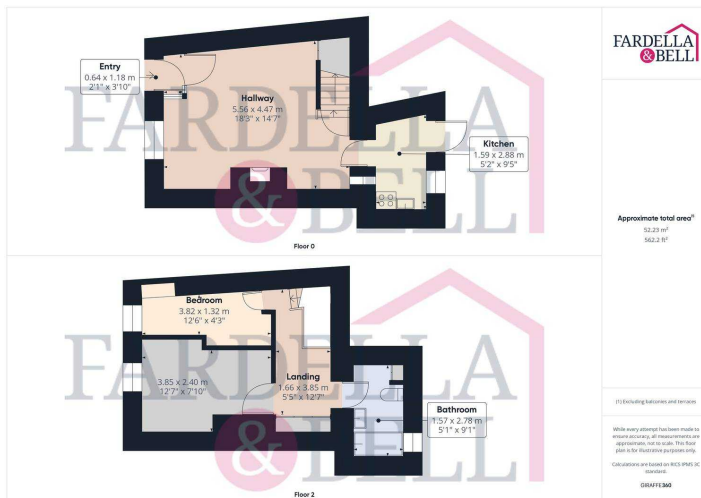
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



YARD

To the rear there is a private yard accessed via a secure gate and access can be made via the back street





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