





23 Shakespeare Street

Padiham, Burnley

Popular 2-bed terraced house for first-time buyers. Features two double bedrooms, 2 reception rooms, and 999-year lease. Near schools and main bus routes. Enclosed rear yard and front paved area.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two double bedrooms
- Two good sized reception rooms
- Leasehold 999 years
- Popular location
- Close to well regarded schools
- Close to main bus routes
- Next to the Padiham Greenway walkway
- Ideal for first time buyers



Lounge

Laminate flooring, upvc double glazed bay window, ceiling light point, tv point, ceiling coving, uPVC front door and radiator.

Reception two

Laminate flooring, spotlights, radiator, TV point, under stairs storage cupboard, uPVC window to the rear

Kitchen

Vinyl flooring, a mix of wall and base units, built in oven and grill, laminate work surfaces, partially tiled walls, hob and overhead extraction point, boiler cupboard, chrome sink with drainer and mixer tap, washing machine point, under counter fridge point, ceiling light point, uPVC double glaze window, uPVC door to rear yard and dryer point

Bedroom

Laminate flooring, built in storage, uPVC double glazed window; ceiling coving, ceiling light point and radiator

Landing

Fitted carpet, smoke alarm, side wall light point

Bathroom

Chrome heated towel rail, tiled walls, pedestal sink with chrome taps, vinyl flooring, push button WC, panelled bath with overhead mains fed shower, ceiling light point, storage cupboard and loft access point

Bedroom two

Another room of double proportions, laminate flooring, uPVC double glazed window, ceiling light point and radiator.





Approximate total area⁽¹⁾

73.49 m²

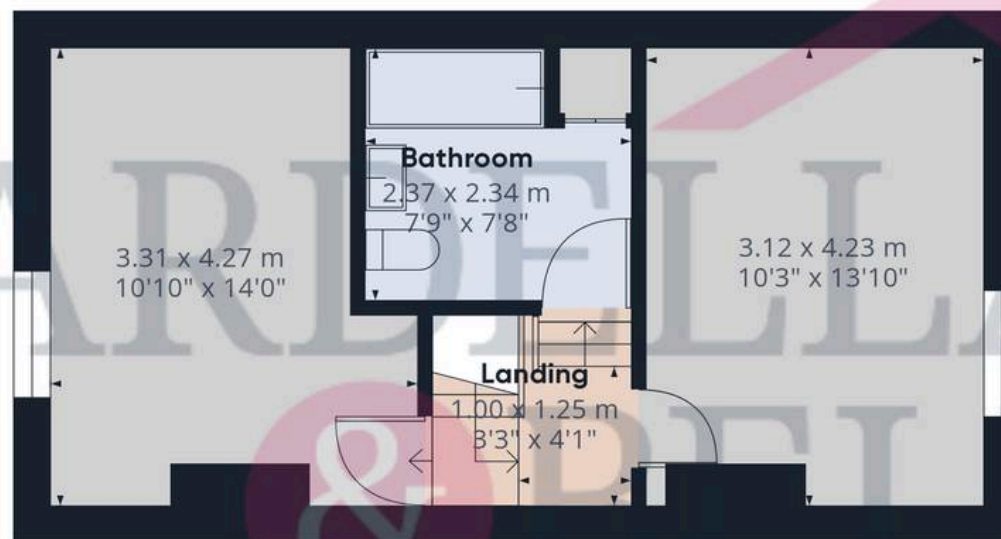
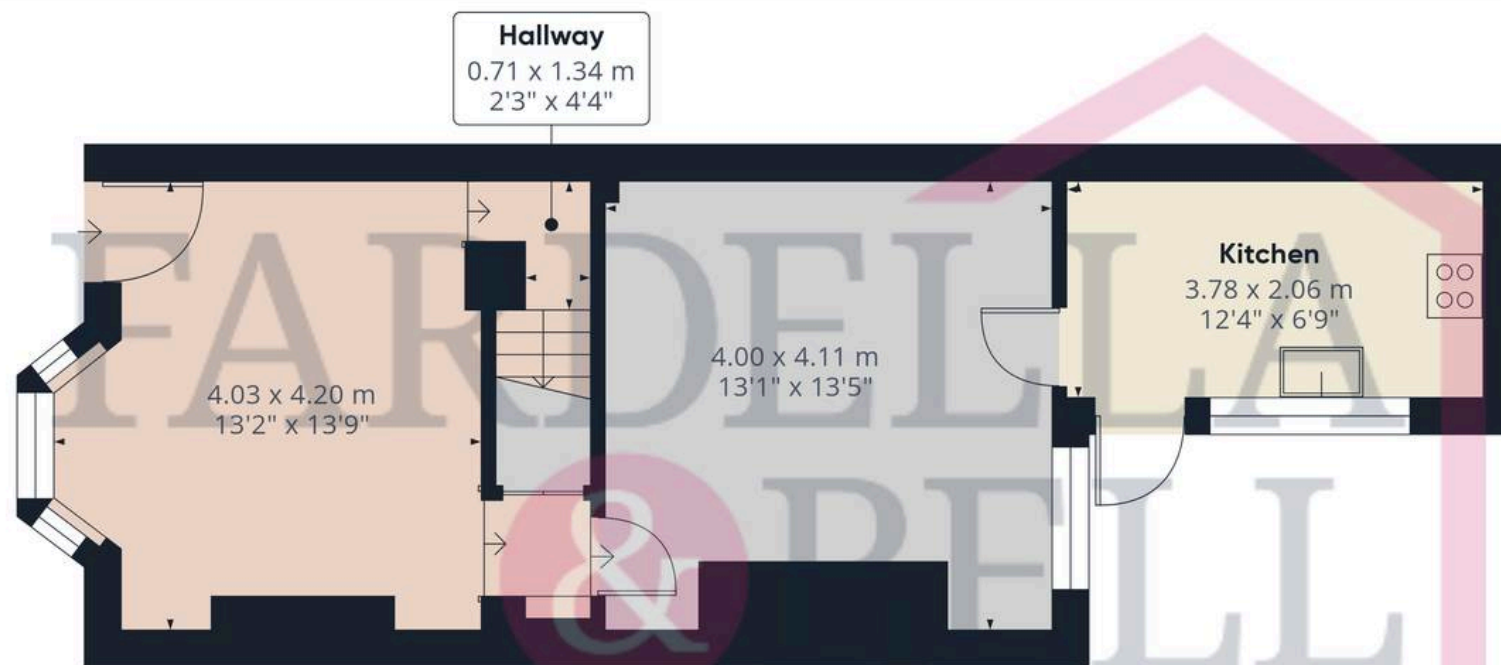
791.04 ft²

(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.

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