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34 West Street, Padiham
£165,000



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Padiham, Burnley

Charming 3-bedroom house in Padiham conservation area, modern interior with classic charm, sleek kitchen, spacious bathroom, inviting outdoor space for alfresco dining, convenient location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three bedrooms
- End terraced cottage style property
- Beautiful kitchen with island
- Modern interior
- Large bathroom with separate shower and bath
- Freehold
- Located in Padiham's conservation area
- Close to schools
- Within walking distance of local amenities
- Easy motorway access



Lounge

Fitted storage, uPVC double glazed window, two ceiling light point, two radiators, electric fire with stone fireplace and exposed stonework, TV point, open staircase and understairs storage.

Kitchen

Laminate flooring, spotlights to the ceiling, integrated fridge/ freezer, integrated microwave and oven, washing machine point, dryer point, TV point, gorgeous kitchen island with seating area, storage and electric hob, overhead extraction point, uPVC double glazed window x 2, uPVC double glazed door to the rear, a mix of wall and base units, chrome sink with chrome mixer tap and radiator.

Landing

Large landing area with uPVC double glazed window, fitted carpet, radiator and steps leading to bedroom three and the bathroom.

Bedroom one

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

Bedroom two

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

Bathroom

Laminate flooring, frosted uPVC double glazed window x2, panelled bath with chrome mixer tap, chrome heated towel rail, vanity unit with sink and chrome mixer tap, shower enclosure with mains fed shower, partially tiled walls, radiator, and push button WC.

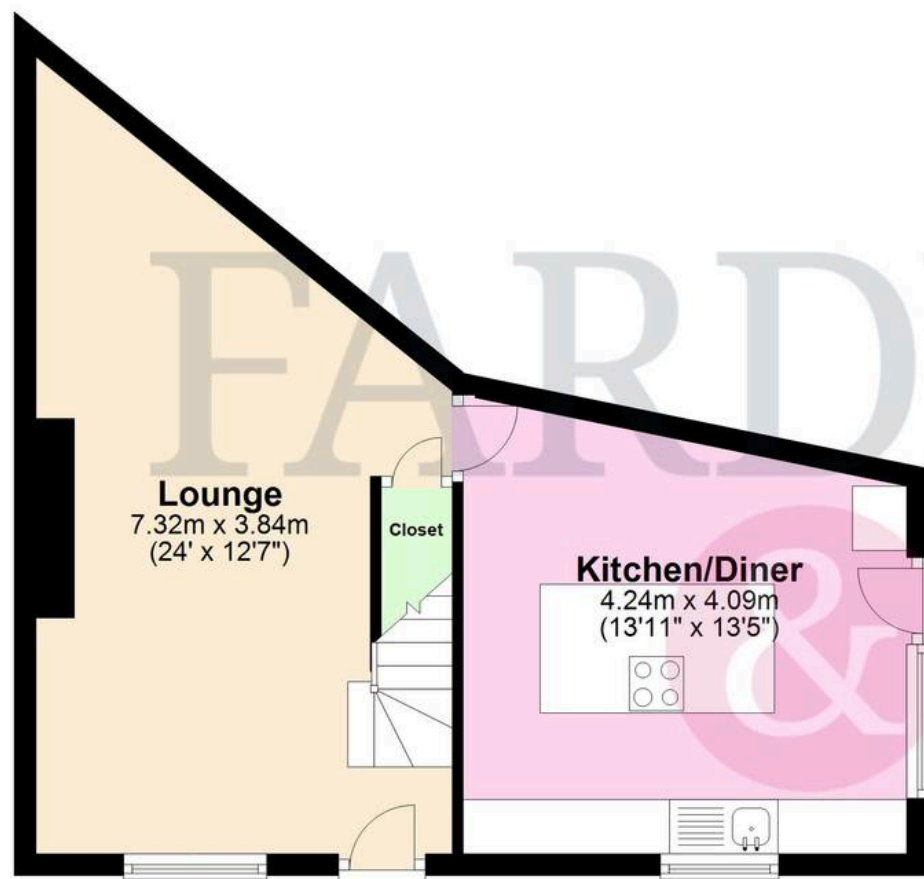
Bedroom three

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

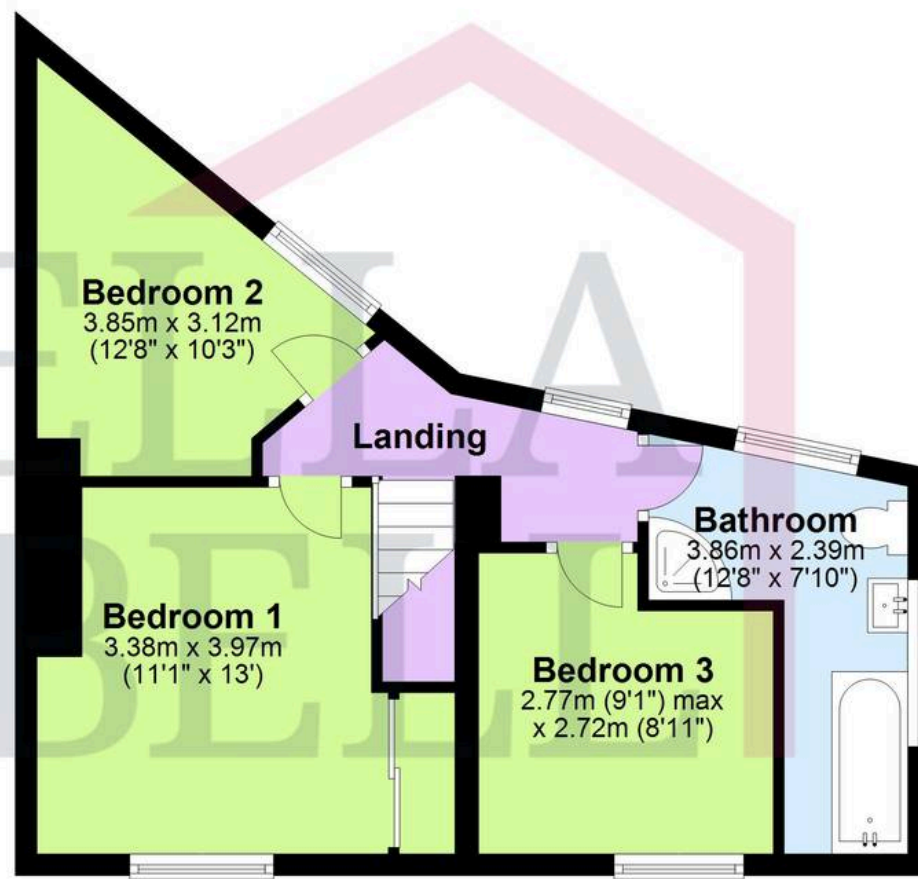




Ground Floor



First Floor



Total area: approx. 76.2 sq. metres (820.0 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.



REAR GARDEN

Accessed via the kitchen is the enclosed rear garden with - Indian stone patio area, stone wall boundaries to the front, raised flower beds, fenced boundaries to the rear, space for a shed and artificial grass area.

ON STREET





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