





1 Waterside Mews

Padiham, Burnley

Charming 2-bed end-terrace with ample parking nestled in sought-after location. Conveniently situated on main bus route, close to amenities. Ready to move in and start making memories. Ideal blend of comfort and convenience. Enciting outdoor space with laid-to-lawn areas.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two bedrooms
- Sought after location
- Parking
- Front and rear gardens
- On main bus route
- Ideal location for local amenities
- Good condition

Lounge

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

Kitchen

Tiled flooring, ceiling light point, uPVC double glazed window to the rear aspect, uPVC double glazed door, gas hob, oven, washing machine point, partially tiled walls, freestanding fridge / freezer, ceiling coving, sink with drainer and mixer and radiator.

Landing

Fitted carpet, loft access point and ceiling light point

Bedroom one

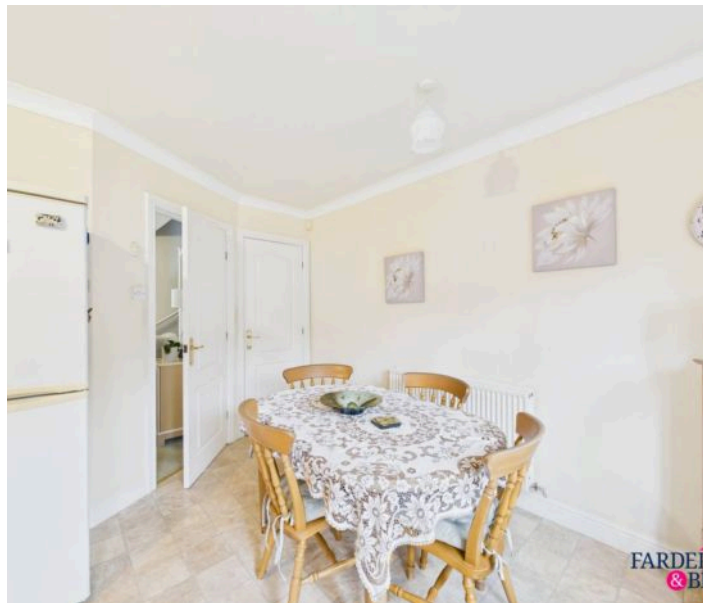
uPVC double glazed window, ceiling light point, radiator and fitted carpet.

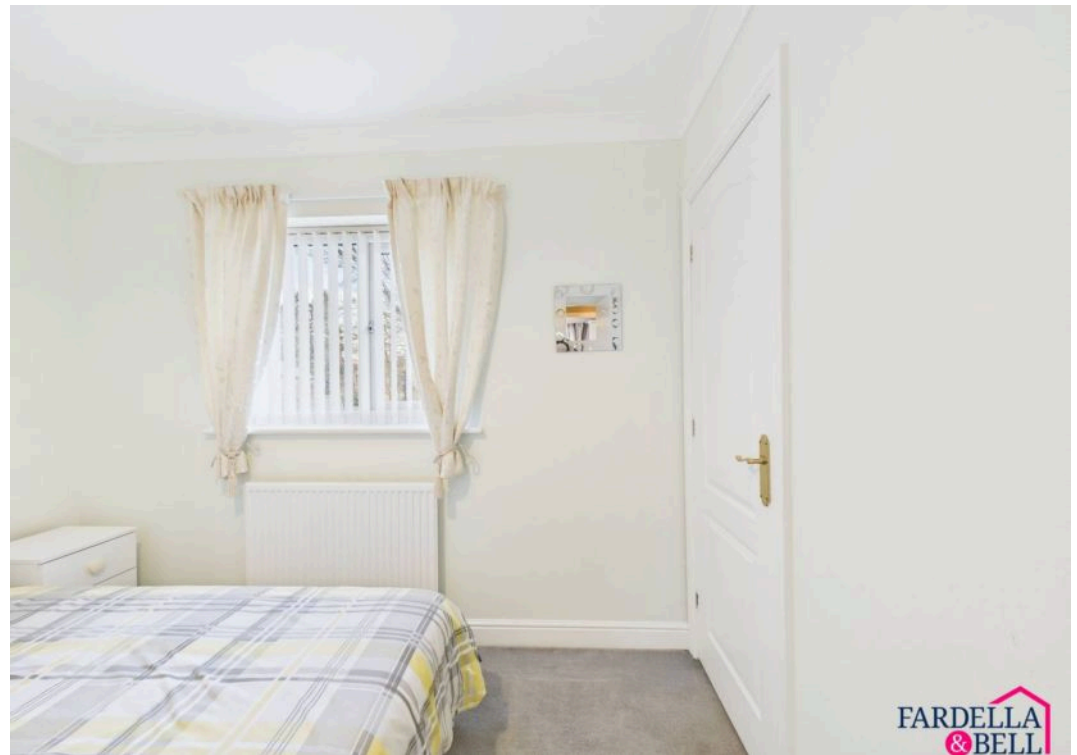
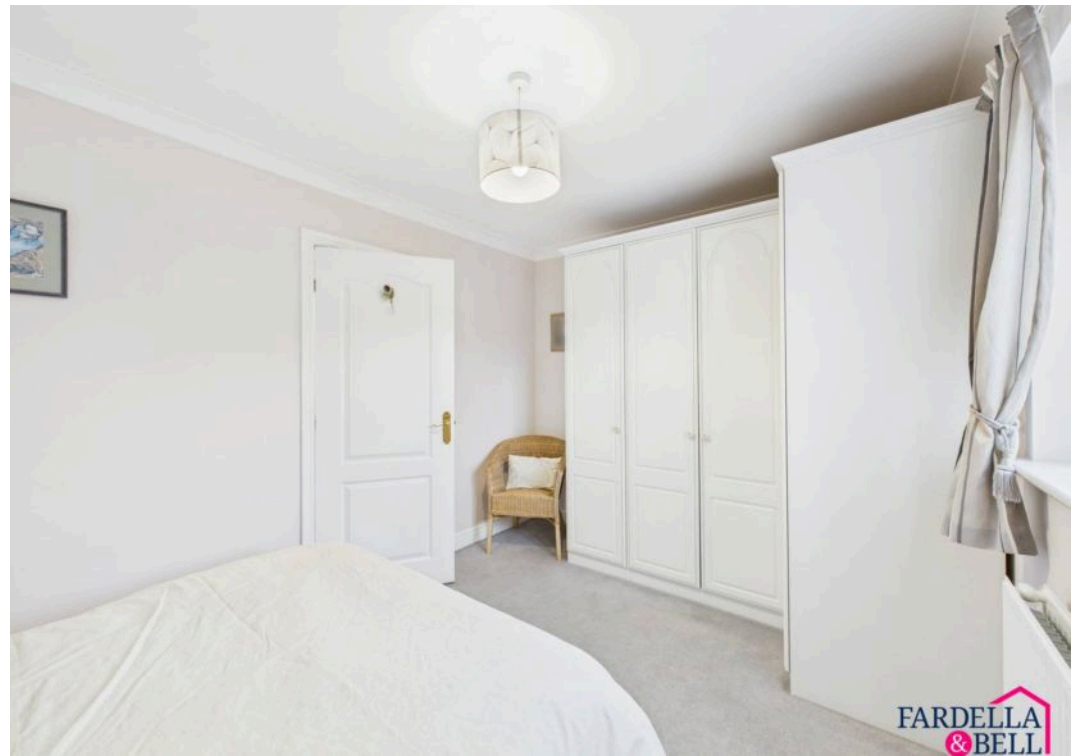
Bathroom

Vinyl flooring, extraction point, partially tiled walls, pedestal sink with chrome taps, radiator, mains fed shower over bath, panelled bath, WC and ceiling light point.

Bedroom two

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







Floor 0



Floor 1

Approximate total area⁽¹⁾

56.83 m²

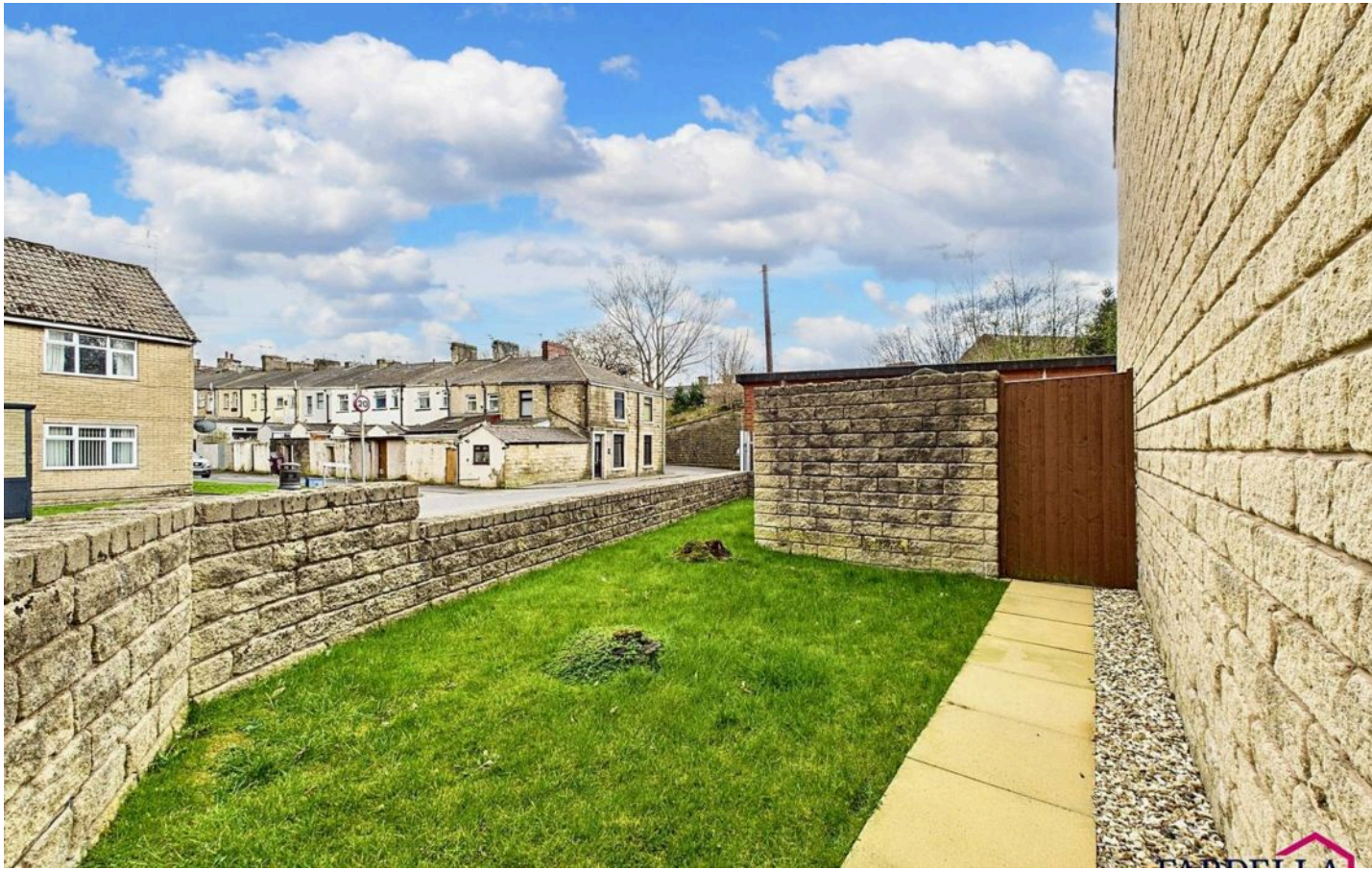
611.71 ft²

(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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REAR GARDEN

Laid to lawn, stone paved patio area, wall boundaries to the side and front aspects, fenced boundaries to the rear, space for a shed, step up to the back door with grab rail for ease of access and secure gate to the rear.

GARDEN

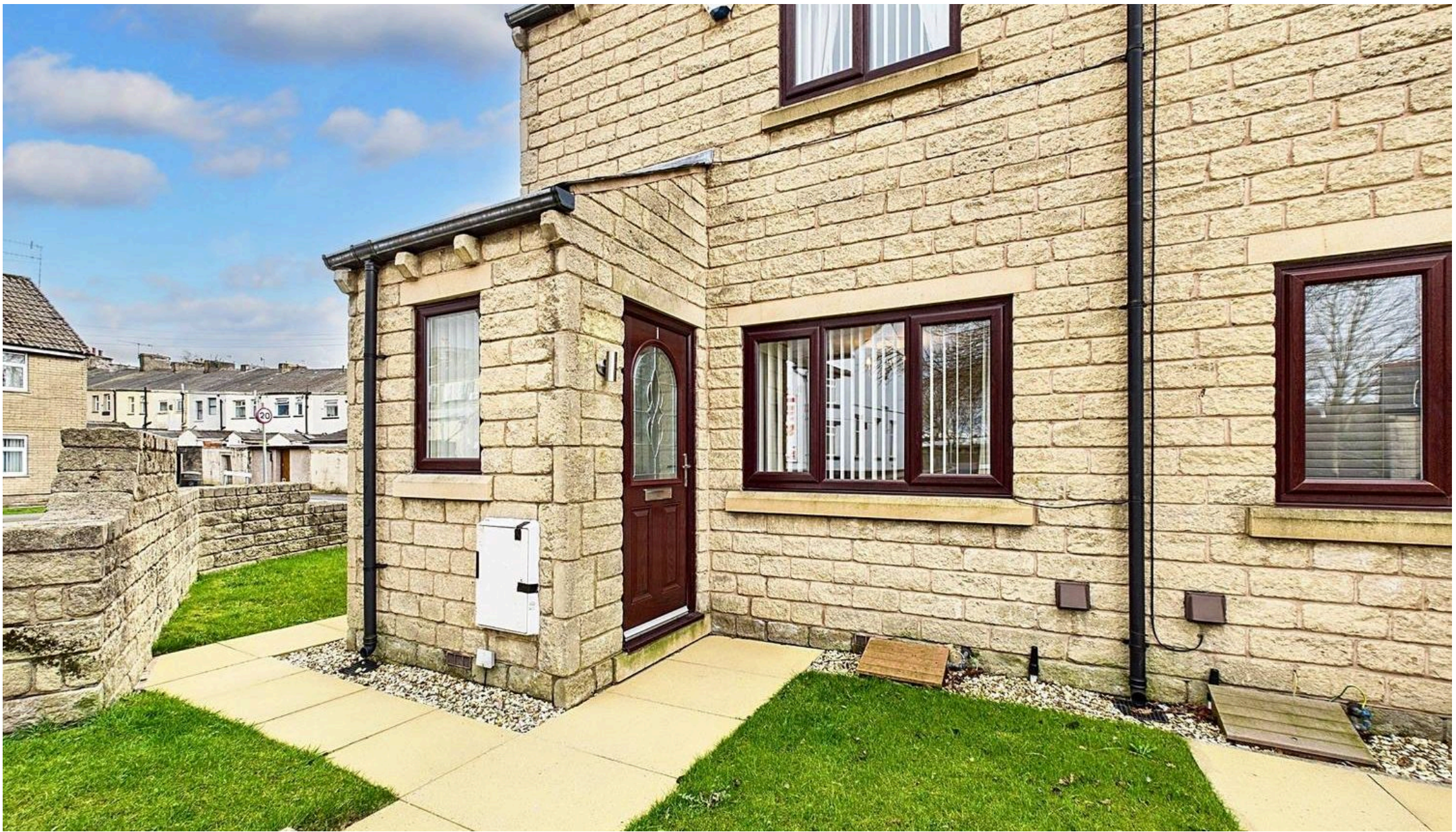
Large laid to lawn area to the side of the property, lawn area to the front and path leading to the front door.

ALLOCATED PARKING

1 Parking Space

Parking space top the rear of the property





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