



FARDELLA
& BELL



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10 Wordsworth Avenue, Padiham
£130,000



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Padiham, Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Council Tax Band A
- 3 Bedrooms
- Freehold
- uPVC Double Glazing
- Popular Location
- Close to local schools
- Mid Terraced



Living Room

A bright and spacious living room features a large uPVC double glazed window, ceiling spotlights, a fitted carpet and a modern built-in fireplace.

Kitchen & Dining Area

This kitchen offers generous counter space, a mixture of wall and base units with oven, gas hob, overhead extractor point, sink with drainer, chrome mixer tap, wood effect flooring and ceiling spotlights. Its practical layout also includes a handy breakfast bar and is an open space to the dining area, offering plenty of natural light through large glass panelled doors that opens to the exterior of the property.

Master Bedroom

This master bedroom is bright and spacious, with a uPVC double glazed window bringing in plenty of natural light and space for wardrobe storage.

Bedroom 2

This second bedroom has a fitted carpet, UPVC double-glazed window and light point.

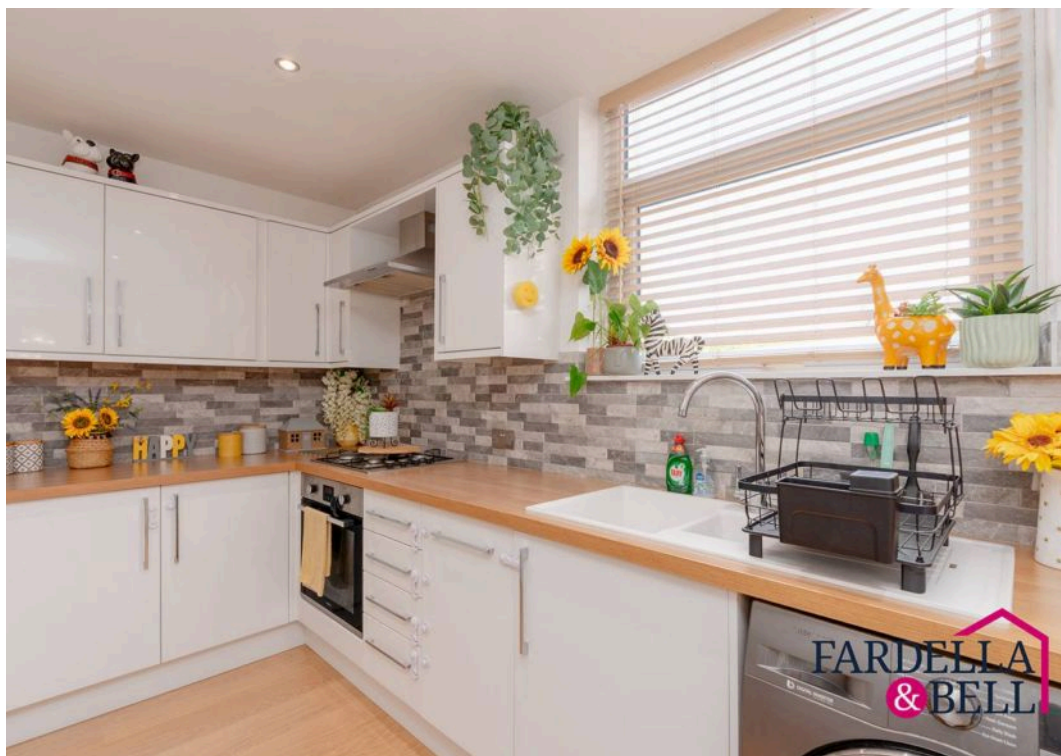
Bedroom 3

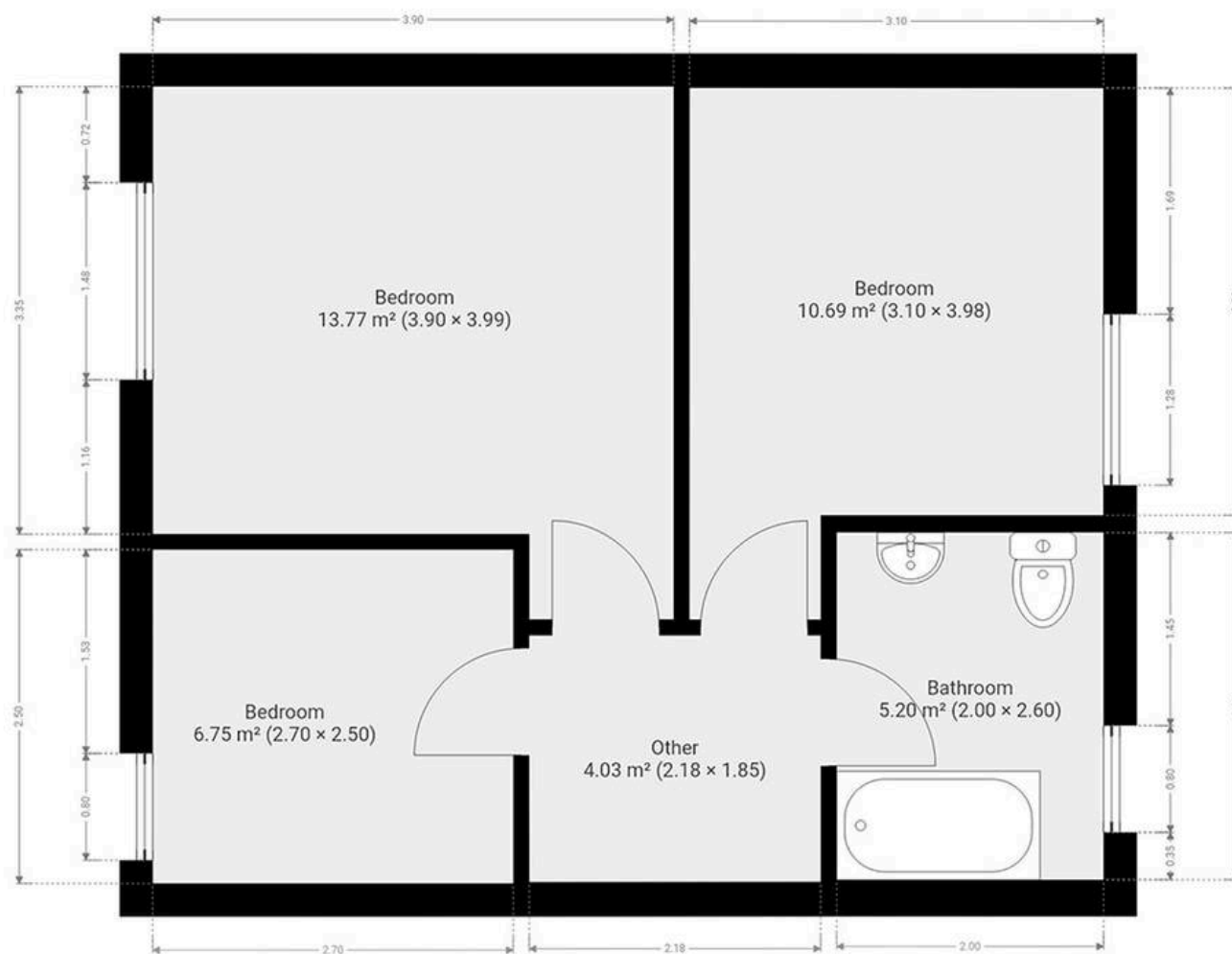
A room of double proportions, with fitted carpet, uPVC double glazed window and a ceiling light point. Perfect for a child or a guests room.

Family Bathroom

This family bathroom features a 3 piece suite with a push button toilet, chrome heated towel rail, pedestal sink, tiled walls and floors, frosted glass uPVC double glazed window for privacy, panelled bath with glass screen and overhead mains fed shower.







Total Property area: approx - 82.2 sq meters (885 sq feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area 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.



REAR GARDEN

Large garden space to the rear of the property with wooden fence boundaries to create extra privacy, outside water point, access gate, built in shed storage and a laid to lawn area.

DRIVEWAY

2 Parking Spaces

Double driveway to the front of the property mostly stone chipped for low maintenance and paved stones leading to the front door.





Fardella & Bell Estate Agents

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