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13 Woodlands Grove, Padiham
£345,000



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Padiham, Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private landscaped garden
- Spacious patio area
- Bi-fold and sliding doors for garden access
- Modern open plan kitchen with island
- Integrated kitchen appliances
- Attached garage
- Driveway parking for multiple cars
- Home office spaces
- Contemporary bathrooms with walk-in shower and freestanding bath
- Built-in wardrobes in bedrooms



Entrance Hall

7' 4" x 9' 11" (2.24m x 3.02m)

Laminate flooring, spotlights to the ceiling.

Open Plan Living / kitchen

18' 5" x 25' 9" (5.62m x 7.84m)

Laminate flooring, spotlights to the ceiling, radiator x 2, uPVC double glazed window x 2, uPVC double glazed patio doors, TV point, island with storage, sink & mixer tap, a mix of wall and base units, granite surfaces, partially tiled walls, double oven, overhead extraction point and integrated microwave.

Living Room

19' 10" x 17' 0" (6.04m x 5.18m)

Fitted carpet, ceiling light point, uPVC double glazed window, uPVC double glazed sliding doors to rear, TV point and ceiling coving.

Bedroom 1

19' 10" x 11' 5" (6.04m x 3.48m)

Fitted carpet, radiator, two uPVC double glazed windows, spotlights, ceiling light point, TV point and fitted wardrobe storage.

Bedroom 2

9' 8" x 9' 9" (2.94m x 2.98m)

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

Bedroom 3

6' 11" x 12' 9" (2.11m x 3.88m)

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

Bathroom

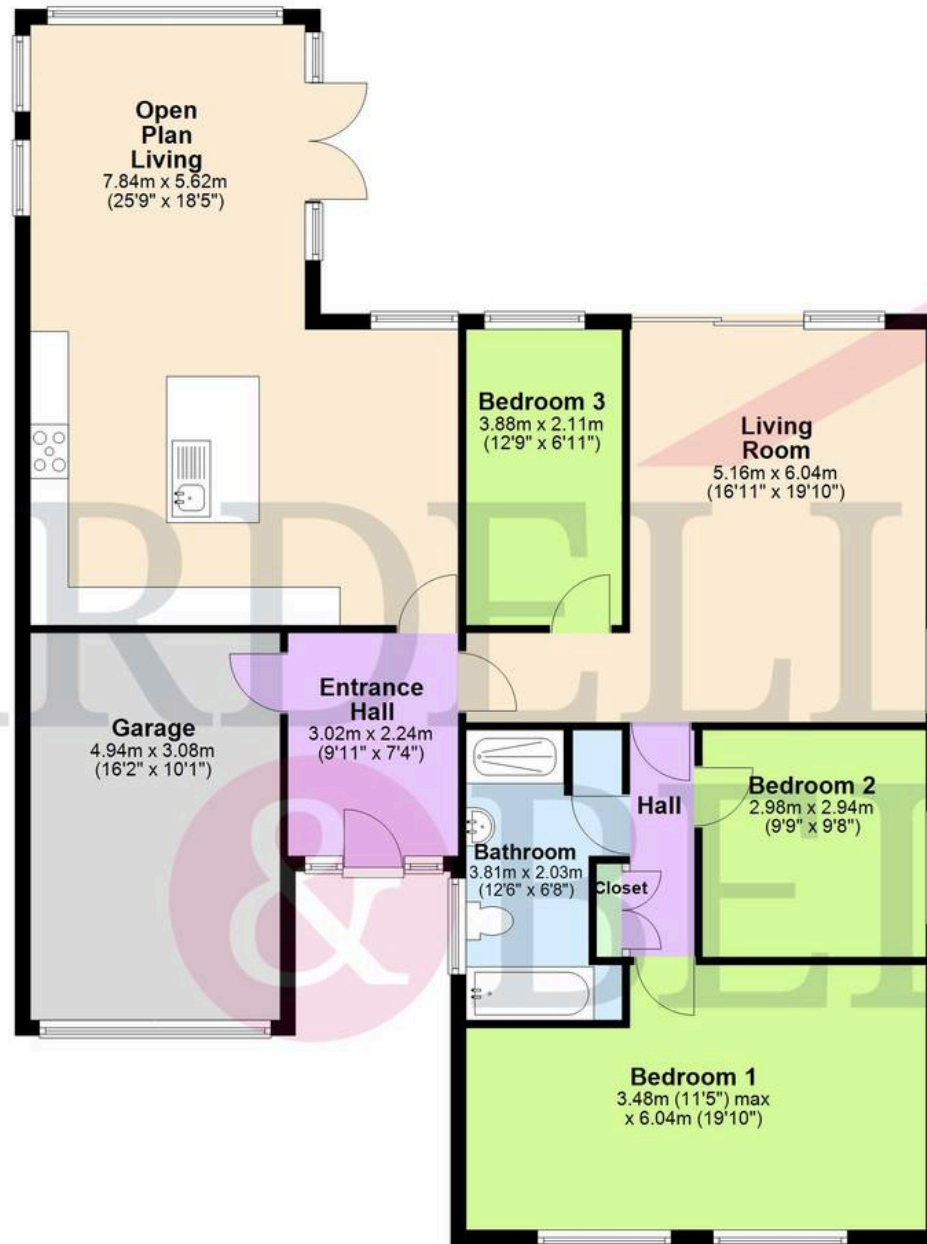
6' 8" x 12' 6" (2.03m x 3.81m)

Fully tiled walls, frosted uPVC double glazed window, spotlights to the ceiling, heated chrome towel rail, pedestal sink with chrome mixer tap, bath, shower enclosure with mains fed shower, push button WC and extraction point.





Ground Floor



Total area: approx. 131.2 sq. metres (1412.5 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.

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