

DESCRIPTION

**** THREE BEDROOM DETACHED ** ** FRONT AND REAR GARDENS ** ** FREEHOLD ****

Situated in a sought-after suburban area of Padiham, this detached property offers a perfect blend of comfort and convenience. The property boasts three bedrooms, including two spacious double rooms and a single room, making it an ideal choice for families. The family bathroom is well-appointed, ensuring all your needs are catered for.

The heart of the home is undoubtedly its two reception rooms, providing ample space for relaxation and entertainment. The utility room adds to the functionality of the home, offering extra storage and workspace.

Outside, the property doesn't disappoint. The front and rear gardens provide a tranquil retreat, perfect for enjoying the outdoors. Whether you're a keen gardener or simply enjoy al fresco dining, these outdoor spaces will not fail to impress.

Adding to the appeal of this property is the garage, providing secure parking or additional storage.

Please call us on 01282 968668 to arrange your viewing







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Entrance hallway

Fitted carpet, ceiling light point, smoker alarm, uPVC front door and frosted glass side panel and open balustrade staircase.

Downstairs WC

Partially tiled walls, sink with chrome taps, ceiling coving, uPVC double glazed frosted window, vinyl flooring, radiator with towel rail and WC.

Living room

Fitted carpet, ceiling light point, uPVC double glazed patio doors, TV point, gas fire and marble hearth / wooden surround, two side wall light points and radiator.

Dining room

uPVC double glazed window and door, ceiling light point, fitted carpet, glass sliding door to living room and radiator.

Kitchen

Ceiling light point, uPVC double glazed window to the front aspect, a mix of wall and base units, partially tiled walls, integrated dishwasher, overhead extraction point, tiled flooring, ceiling coving, sink with chrome mixer tap and electrical sockets for worktop appliances.

Utility room

Mix of wall and base units, worktop, washing machine and dryer points, ceiling light point, two uPVC doors one to the front and one to the rear, radiator and sink with chrome mixer tap.

Landing

Fitted carpet, loft access point, uPVC double glazed window to the side, and doors to all bedrooms and family bathroom.

Family bathroom

Spotlights to the ceiling, three uPVC double glazed frosted windows, heated towel rail, push button WC, large shower enclosure with mains fed shower and tiled walls, sink with chrome taps, storage cupboard and tiled flooring.

Bedroom one

Ceiling coving, two uPVC double glazed windows, ceiling light point, fitted wardrobe storage and radiator.

Bedroom two

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

Bedroom three

Ceiling light point, two uPVC double glazed windows, radiator, storage cupboard and fitted carpet.

External

Front - Laid to lawn, mature bushes and shrubs Indian stone paved driveway leading to garage.

Rear - Fenced boundaries, laid to lawn, mature bushes and shrubs and paved patio area for sitting, stone steps to the grassed area.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'D'

Parking - Driveway

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations made currently

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by the vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

