

INKERMAN STREET, PADIHAM, BB12 8JT

[NO CHAIN]



SECLUDED TERRACE IN CONSERVATION AREA / COMPREHENSIVELY RENOVATED / CLOSE TO AMENITIES / Located towards the outskirts of town, this attractive double-fronted terrace offers bright, neutral living accommodation to suit first time purchasers and those seeking to downsize. There is plenty of space on offer with a well-planned kitchen, ideal for entertaining.



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36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. **01282 415057** Email: EstateAgents@cliffordsmithsutcliffe.net



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Positioned within a short secluded terrace, located towards the outskirts of town in the highly sought after conservation area. Well placed within walking distance of the increasingly popular Padiham town centre, with regular bus routes to the surrounding towns of Burnley and the Ribble Valley. Only a short distance by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An attractive double fronted end-of-terrace property, boasting an impressive stone façade and affording accommodation which will appeal to first time purchasers and couples seeking to downsize. The property has undergone a complete programme of renovation in recent times, retaining an inherent character, where gas central heating and UPVC double glazing add comfort. There is plenty of bright reception space on offer, the second reception room opening through into a well-planned kitchen and ideal for entertaining. Two double bedrooms to the first floor, and a modern house bathroom add to the appeal. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE SIZED LOUNGE AND SECOND RECEPTION ROOM CURRENTLY USED AS A DINING SPACE, WELL-PLANNED MODERN KITCHEN, TWO DOUBLE-SIZED BEDROOMS, MODERN BATHROOM. VIEWING RECOMMENDED.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having frosted double glazed panels to centre and opening into:-

Entrance Hallway

Inbuilt meter cupboard. Twin glazed panelled doors leading from hallway and opening into:-



Reception Room One

16'01" x 13'05" into chimney breast recess. Wall light points, radiator, stairs ascending to the first floor level. UPVC framed double glazed window to the front elevation.



Reception Room Two

11'11" x 9'0" into chimney breast recess with inbuilt meter cupboard. Inset spot lighting to ceiling, understairs storage cupboard, radiator. UPVC framed double glazed window to the front elevation. Attractive laminate wood floor extending with opening through into:-



No gimmicks. Just sales.





Modern Kitchen

10'02" x 8'11" Circular stainless steel sink unit and drainer with cupboards under, matching range of modern gloss-fronted wall and base units incorporating stainless steel oven / grill and four ring electric hotplate with extractor hood over, co-ordinating worktops and part-tiled walls, plumbing for automatic washing machine and dishwasher, space for tall fridge freezer, inset spot lighting, radiator. Two UPVC framed double glazed windows and UPVC rear entrance door with frosted double glazed centre panel.

First Floor Landing

Inbuilt storage cupboard. Gloss-panelled doors opening into:-



Bedroom One

16'09" x 10'07" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.

Bedroom Two

11'05" x 8'10" Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Modern Bathroom

9'09" x 5'02" Modern three piece white suite incorporating panelled bath with electric shower fittings and tiled area over, pedestal wash basin and low-level WC, part-tiled walls and tiled floor, chrome heated towel rail, inset spot lighting to ceiling with extractor.



Outside

Access at the rear with storage for bins.

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office on [01282] 415057.

EPC:

D

Tenure: Leasehold

Council Tax Band: A

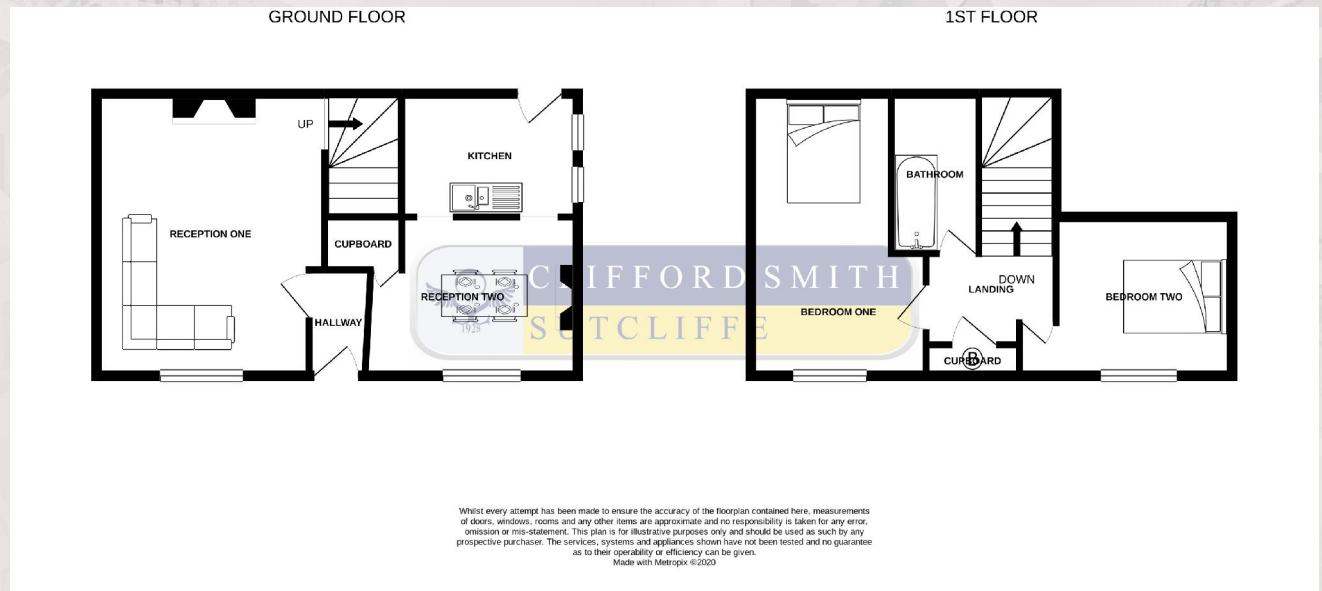
Approximate Square Footage: 807 Sq ft

Disclaimer: In accordance with the Property Misdescriptions Act 1991 the following particulars have been prepared in good faith and are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent [where applicable] are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Further information supplied by the Vendor:-

The Vendor has supplied the following further information. As we have not conclusively verified the same it has been excluded from the Property Details and in no way forms part of any statement or description made by us in the course of our Estate Agency business or by anyone other than the Seller of the Property. This warning is necessary because of the provisions of the *Property Misdescriptions Act 1991*:-

The gas fired central heating system is in working order.



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