



Burnley Sales
& Lettings Ltd.

01282 476 732

sales@burnleysl.co.uk

78 Coal Clough Lane,
Burnley, BB11 4NW



18 Alma Street

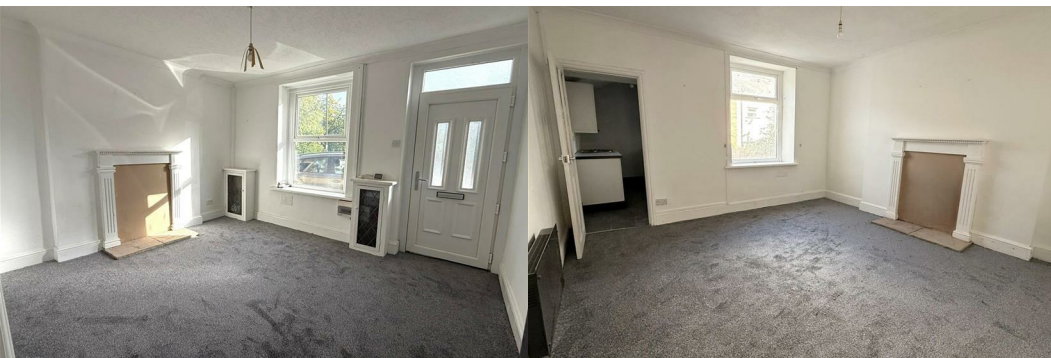
Padiham, Burnley, BB12 8LF

Offers in the region of

£105,000



Step into this deceptively spacious two-bedroom terraced home in the conservation area of Padiham and discover your next home and begin your journey on the property ladder. Boasting two bright and versatile reception rooms with understairs storage, it's ideal for creating separate living and dining spaces. The extended, fully fitted kitchen offers extra room for cooking and storage.



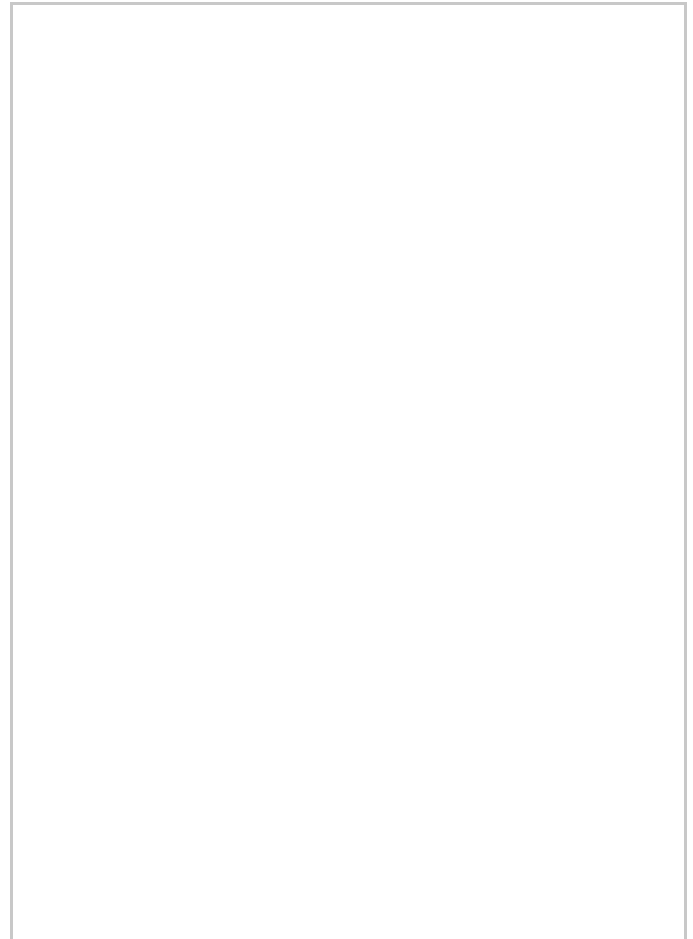
Floor Plans

As you enter the first floor, you find two well-proportioned bedrooms. with a wonderful view of Padiham's architecture. Completing the accommodation on offer is the modern three-piece family shower room. Externally, with a generously sized back garden. – perfect for summer evenings, barbecues, or a low-maintenance garden space.

Situated on a quiet residential street of Padiham Centre - close to shops, schools, and major transport links - this property is now ready to become the ideal family home or perfect investment opportunity.

EPC:- Current F (25), Potential C (80)
Council Tax:- Band A, Burnley Borough Council
Leasehold – Leasehold - 999 Year Lease from 1856, £1.00 p/a (Nominal)

For more information, or to arrange a viewing, call us today on 01282 476732 or email sales@burnleysl.co.uk.



Area Map

Accommodation Details

Reception Room One 13'09 x 15'00 (4.19m x 4.57m)

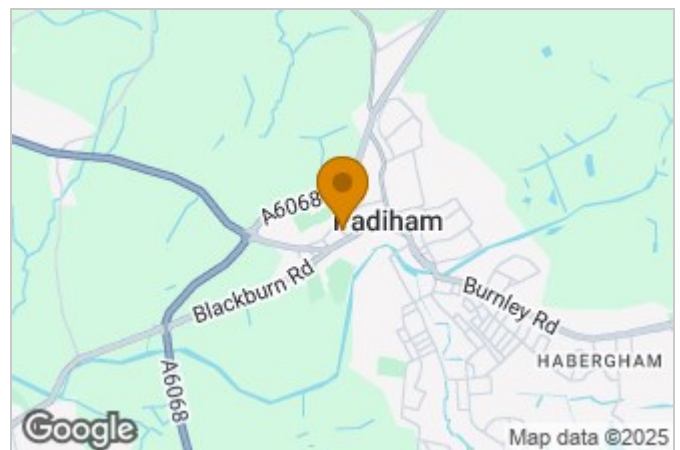
Reception Room Two 13'09 x 12'10 (4.19m x 3.91m)

Kitchen 11'02 x 6'02 (3.40m x 1.88m)

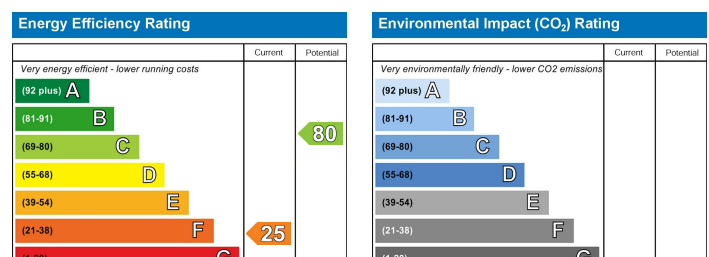
Bedroom One 13'07 x 13'09 (4.14m x 4.19m)

Bedrrom Two 14'07 x 8'00 (4.45m x 2.44m)

Bathroom 9'11 x 5'04 (3.02m x 1.63m)



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.