



14 Langdale Road

Padiham

Offers in the Region of: £159,950



**Pendle Hill
Properties**



14 Langdale Road
*£159,950 Offers in the
Region of*

A perfect three bedroom, semi-detached family home in Padiham, briefly comprises an open plan lounge/dining room, kitchen, downstairs WC, three bedrooms, family bathroom and large rear garden.



LOUNGE/DINING ROOM

A spacious lounge briefly comprises an electric fire with mantle, carpeted flooring, ceiling light point, radiator, and a large double-glazed bay window to front.

The dining area boasts UPVC doors onto the decked seating area, carpeted flooring, ceiling light point and a radiator.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob, stainless steel sink with mixer tap, integrated fridge-freezer, oven and dishwasher, tiled flooring, ceiling spotlights, vertical radiator, breakfast bar and double-glazed windows to the side and rear of the property.

BEDROOM ONE

A large double bedroom boasts carpeted flooring, ceiling light point, radiator, fitted wardrobes and furniture and a double-glazed window to the front.

BEDROOM TWO

A second double bedroom briefly comprises fitted wardrobes, carpeted flooring ceiling light point, radiator, integrated storage and a large, double-glazed window to the rear of the property.

BATHROOM

The family bathroom briefly comprises a walk in shower with rainfall shower attachment, storage basin sink and low level WC, towel warmer, ceiling spotlights and a frosted window to the rear.

BEDROOM THREE

The third bedroom comprises integrated storage, carpeted flooring, a radiator, ceiling spotlights and a double-glazed window to the front.

EXTERNAL

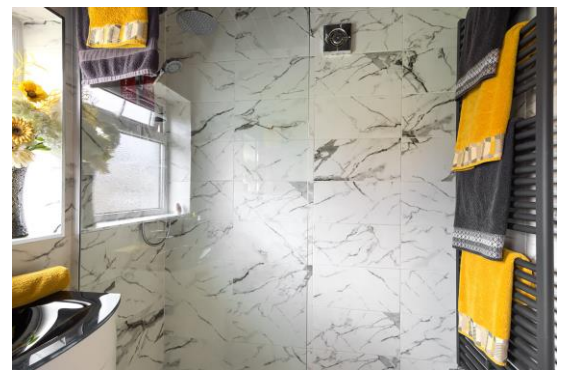
To the rear of the property is a decked seating area, a water feature and pond set on a lawned area.

To the front of the property is a stoned walled garden.

ADDITIONAL INFORMATION

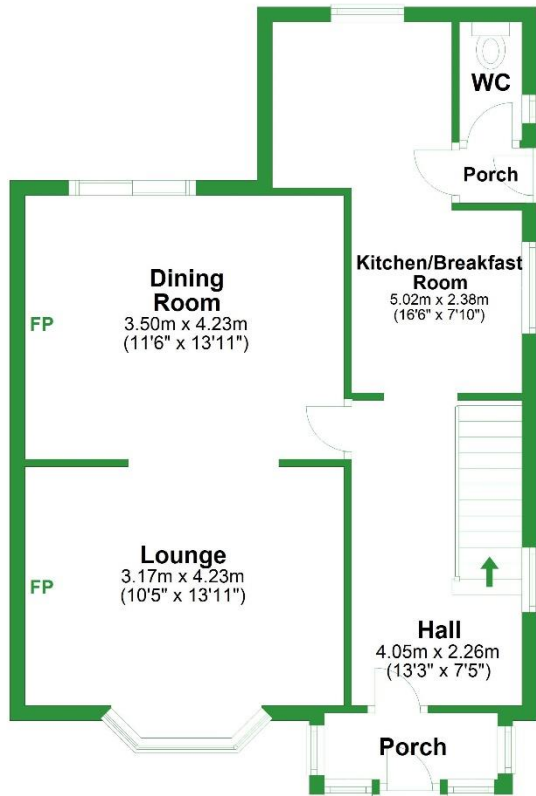
Tenure = Freehold

Council Tax Band = B



Ground Floor

Approx. 54.7 sq. metres (589.0 sq. feet)

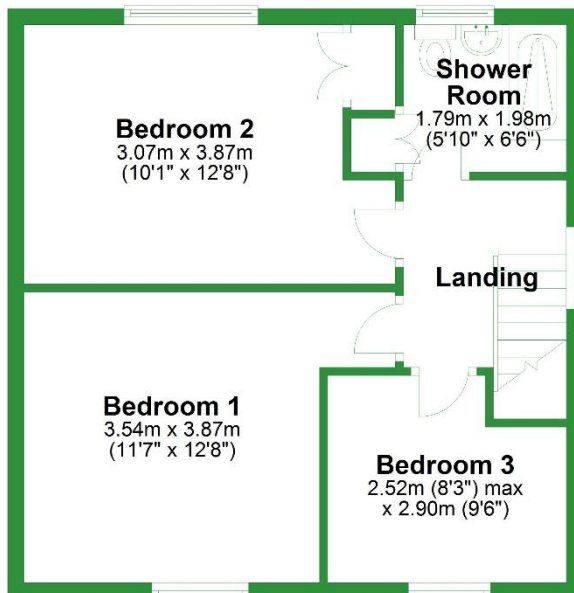


Total area: approx. 99.4 sq. metres (1069.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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Properties**

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk