



*35 St Johns Road
Padiham*

Offers in the Region of: £279,950



**Pendle Hill
Properties**



35 St Johns Road, Padiham
**£279,950 Offers in the
Region of**

A spacious, detached four bedroom property, on a large plot in Padiham briefly comprises a lounge, study, kitchen/dining area, study, utility, downstairs WC, three bedrooms, family bathroom, double garage and large gardens surrounding the property. A first floor annexe attached to the property comprises a lounge, kitchen, double bedroom and bathroom.



LOUNGE

A large spacious lounge briefly comprises a feature wood burning stove, laminate flooring, double glazed windows, ceiling light point and radiator.

KITCHEN/DINING

A fully fitted kitchen with a range of base and wall mounted units briefly comprises a double range cooker with five ring hob, laminate worktops, stainless steel sink with mixer tap, double glazed window to the rear, tiled flooring, understairs storage, ceiling light point and radiator.

UTILITY ROOM / WC

Located through the kitchen the utility boasts space for fridge freezer, a washer and dryer, with laminate worktop space.
The WC briefly comprises a low-level WC, frosted window to the rear, stone flooring.

STUDY

Located on the ground floor, a study area briefly comprises laminate flooring, double-glazed window to the front, a radiator and a ceiling light point.

BEDROOM ONE

A large master bedroom briefly comprises integrated storage, laminate flooring, ceiling light point, a radiator and double-glazed window to the front.

BEDROOM TWO

A second double bedroom currently utilised as an office space comprises integrated storage, carpeted flooring, ceiling light point, radiator and double glazed window to the front.

BATHROOM

A family bathroom comprises a bath with overhead rainfall shower attachment, tiled flooring, low-level WC, pedestal sink, ceiling light point, radiator and frosted window to the rear.

BEDROOM THREE

A third bedroom briefly comprises carpeted flooring, ceiling light point, radiator and double-glazed window to the rear.

ANNEXE LOUNGE

A spacious lounge briefly comprises a double-glazed window to the front of the property, laminate flooring, ceiling light point and radiator.

ANNEXE KITCHEN

A fully fitted kitchen with a range of base and wall mounted units comprises and integrated fridge and double oven, four ring induction hob, laminate worktops, stainless steel sink with mixer tap, ceiling light points and double-glazed window to the rear.

ANNEXE BEDROOM

A spacious double bedroom comprises fitted wardrobes, double-glazed window to the front of the property, laminate flooring, ceiling light point, and radiator.

ANNEXE BATHROOM

The bathroom briefly comprises a bath, low-level WC, cabinet sink, ceiling light point and frosted window to the rear.

EXTERNAL

The whole property is set on a large plot with wraparound gardens.
To the rear is a large lawned garden with flagged seating area and vegetable borders along one side.
To the front is a double driveway with parking for multiple vehicles.

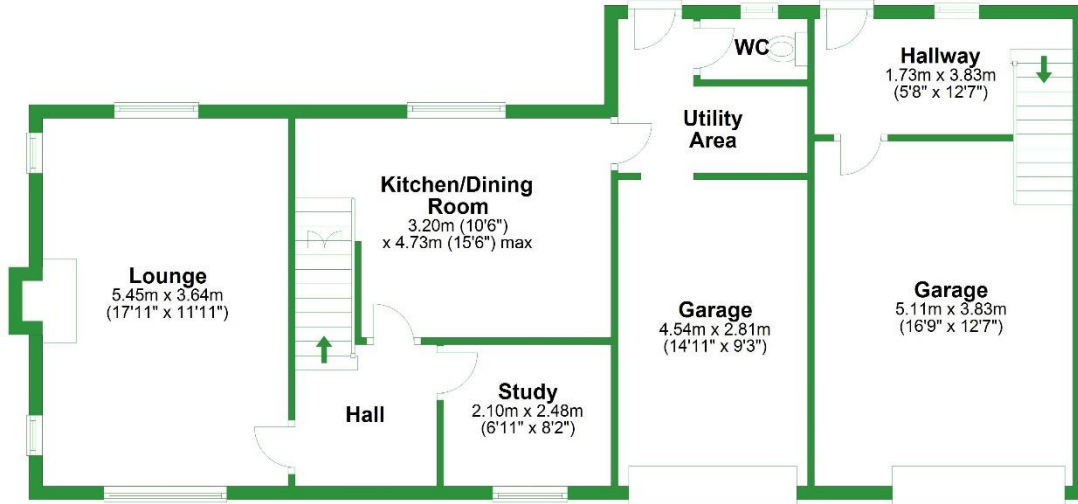
ADDITIONAL INFORMATION

Access to the flat is to the rear of the property.
Property can easily be converted to a five bedroom home.
Tenure = Freehold
Council Tax Band – C
Council Tax Band Annexe - A



Ground Floor

Approx. 93.1 sq. metres (1002.6 sq. feet)

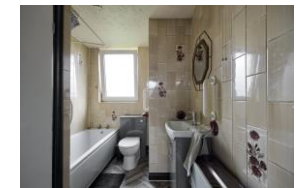
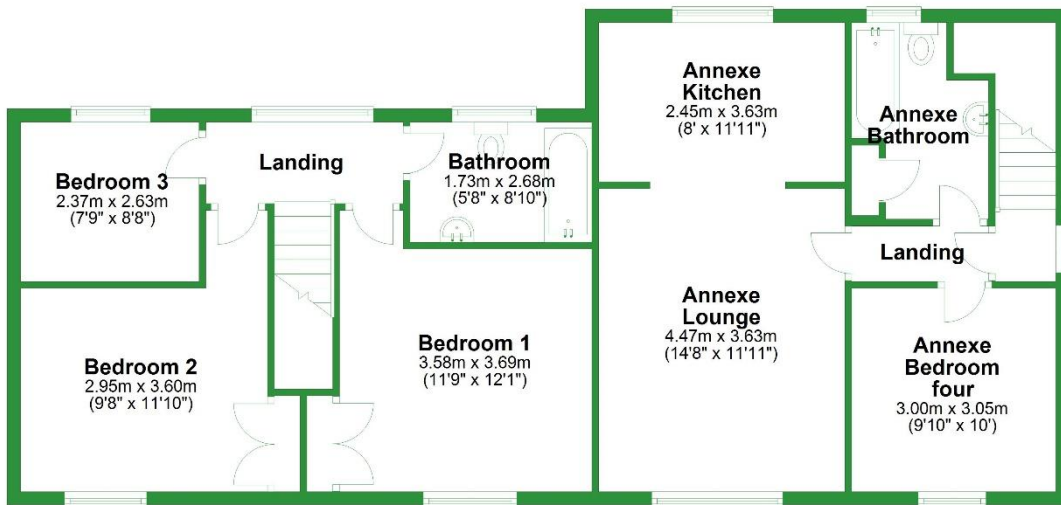


Total area: approx. 186.2 sq. metres (2004.4 sq. feet)

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

First Floor

Approx. 93.1 sq. metres (1001.8 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).



Pendle Hill Properties

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