



*12 Blackburn Road,
Padiham*

Offers in the Region of: £159,950



**Pendle Hill
Properties**



12 Blackburn Road, Padiham
£159,950 Offers in the
Region of

A perfect family home,
located in Padiham,
briefly comprises a
lounge, dining room,
kitchen, three
bedrooms, bathroom,
front garden and a rear
yard.



LOUNGE

A spacious lounge briefly comprises a fire with mantle, carpeted flooring, wall mounted and ceiling light points, a radiator, French connecting doors into the dining room, and a large, double-glazed bay window to the front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises an integrated oven with a five-ring gas hob with overhead extractor, tiled splashback throughout, stainless steel sink with drainers and mixer tap, space for a fridge-freezer, washing machine and dryer, tiled flooring, two ceiling light points, a large double-glazed window, and UPVC door to the rear.

DINING ROOM

The dining room briefly comprises carpeted flooring, a ceiling light point, a radiator, and a large, double-glazed window to the rear.

BEDROOM ONE

Located on the first floor, a double bedroom boasts carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the front.

BEDROOM TWO

Another double bedroom briefly comprises carpeted flooring, a ceiling light point, a radiator, and a large, double-glazed window to the rear of the property.

BATHROOM

The bathroom briefly comprises tiled flooring, a bath with an overhead shower attachment, a pedestal sink, a low-level WC, towel warmer, a ceiling light point, and a frosted window to the front.

ATTIC ROOM/BEDROOM THREE

Located on the second floor, the attic room boasts carpeted flooring, two radiators, two ceiling light points, and two Velux windows to the rear.

EXTERNAL

To the rear of the property is a patio area.

To the front of the property is a garden boasting mature shrubs.

ADDITIONAL INFORMATION

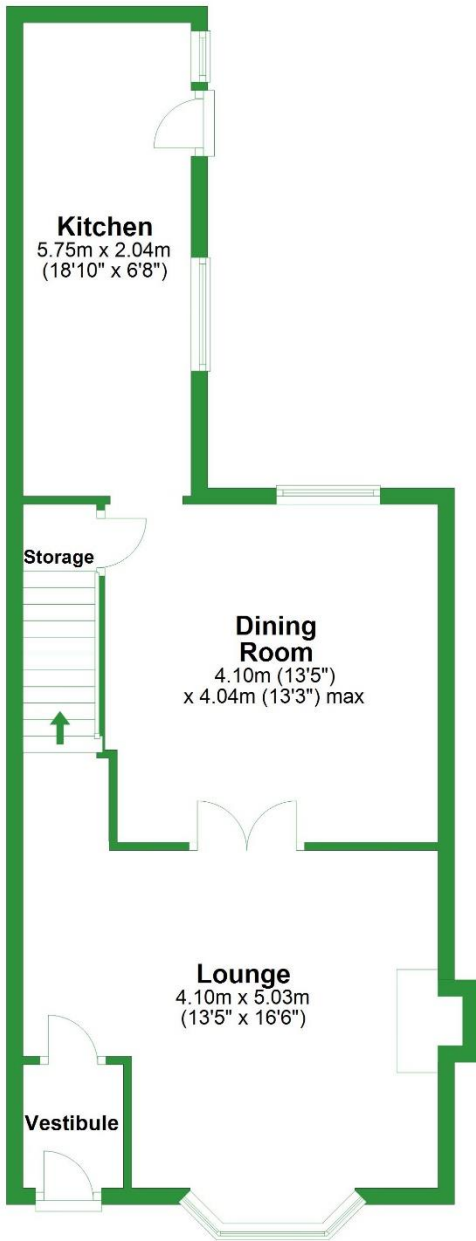
Tenure = Leasehold, £2 ground rent, 864 years left.

Council Tax Band = B



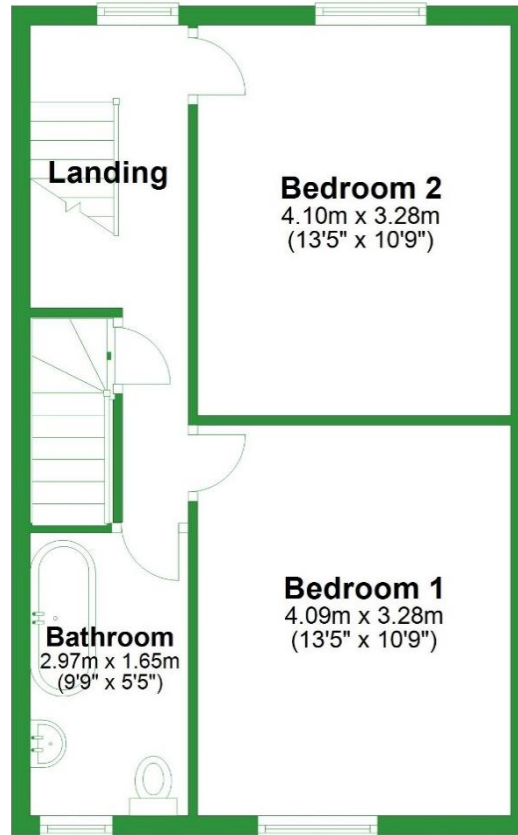
Ground Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



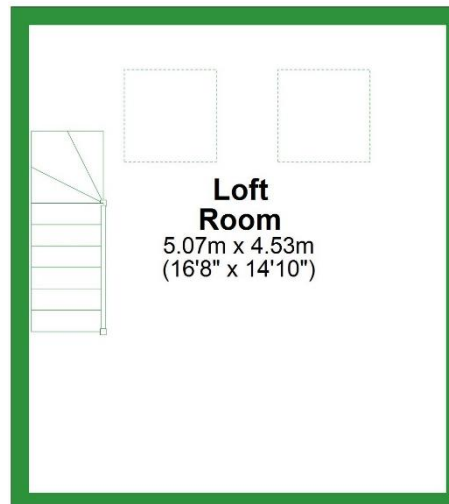
First Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.9 sq. feet)



Total area: approx. 118.7 sq. metres (1277.3 sq. feet)

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



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

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