



59 Stockbridge Road

Padiham

Offers in the Region of: £69,950



**Pendle Hill
Properties**



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£69,950 Offers in the
Region of

A two-bedroom garden fronted mid terraced property in the heart of Padiham close to all local amenities and major transport links briefly comprises a lounge, kitchen, two bedrooms, bathroom, a rear and front garden.



LOUNGE

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



KITCHEN

A fitted kitchen with a range of base and wall-mounted units with laminate worktops briefly comprises an oven with a four-ring gas hob and overhead extractor, a stainless-steel sink with drainers and mixer tap, ceiling light point, radiator, tiled flooring, double glazed window and upvc door to the rear.



BEDROOM ONE

Bedroom one briefly comprises carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the front.



BEDROOM TWO

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



BATHROOM

The bathroom comprises a walk-in shower with overhead attachment, pedestal sink, low level wc, towel warmer, tiled flooring, ceiling light point, and a frosted window to the rear.

EXTERNAL

To the rear of the property, there is a yard with a storeroom.

To the front of the property, there is a gated garden.

ADDITIONAL INFORMATION

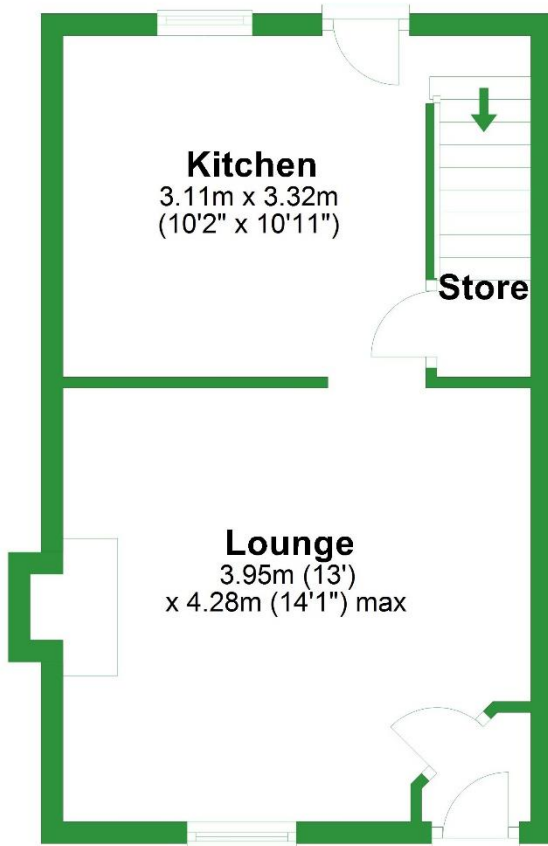
Tenure = Leasehold, £3 ground rent, 857 years left.

Council Tax Band = A



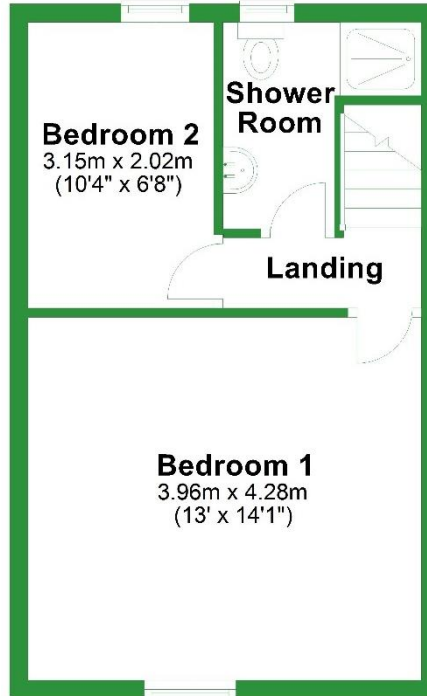
Ground Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



Total area: approx. 61.3 sq. metres (660.2 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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