



*5 Queen Street,
Padiham
Offers In The Region Of: £ 179,950*



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5 Queen Street, Padiham

An impressive Victorian property set over three levels in a quiet and private area of Padiham. The property itself comprises of a multiple reception rooms, kitchen, three generously sized bedrooms, family bathroom and good-sized garden.



ENTRANCE

Entrance to this impressive three-bedroom property is gained via a gated front yard area that set down from the street itself. Entry to the property is gained via upvc front door into a spacious hall providing access to the dining room, lounge, and staircase.

DINING ROOM

The dining room is located to the front of the property and it also allows access to the kitchen. There is wood effect laminate flooring throughout and a feature fireplace including a gas fire. This room also provides access to the basement.

KITCHEN

The kitchen is located off the dining room and has a range of wall and base units with complementary worktops. There is an integrated oven with four-point gas hob, inset hand wash basin and space for a fridge freezer.

LOUNGE

Located to the rear the impressive lounge is filled with generous amounts of natural light due to its large uPVC windows. The windows themselves look over the rear garden proving an excellent backdrop. The lounge has wood effect laminate flooring, feature fireplace with a gas fire, radiator, and ceiling light point.

The first floor of the property is gained via a staircase located off the main hallway. Once upstairs there is a large landing area that provides access to all the upstairs rooms.

BEDROOM ONE

Bedroom one is overlooking the back of the property and has ample amounts of space for a double bed as well as storage cupboards. This bedroom also benefits from a radiator and ceiling light point.

BEDROOM TWO

Bedroom two is located to the front of the property with a large UPVC window overlooking front. This room also has a good-sized radiator and ceiling light point.

BEDROOM THREE

The third, smaller, bedroom is located to the rear and again benefits from a radiator, ceiling light point and UPVC window overlooking the garden.

BATHROOM

The current bathroom is in need of modernisation and a new suite fitting. It is located off the main landing area.

BASEMENT

The basement is accessed from the dining room and provides an excellent further reception room. From here access to the garden can be made.

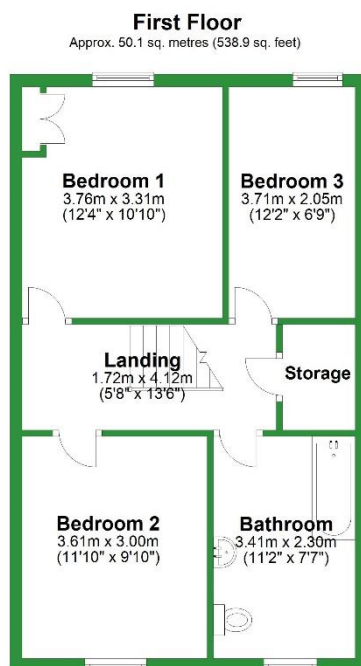
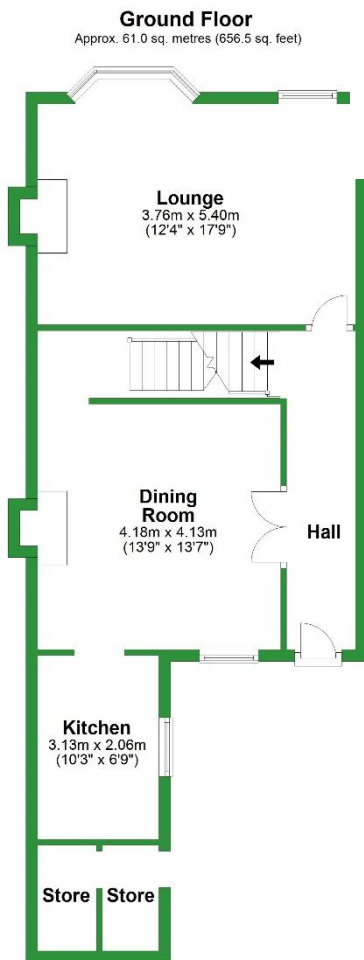
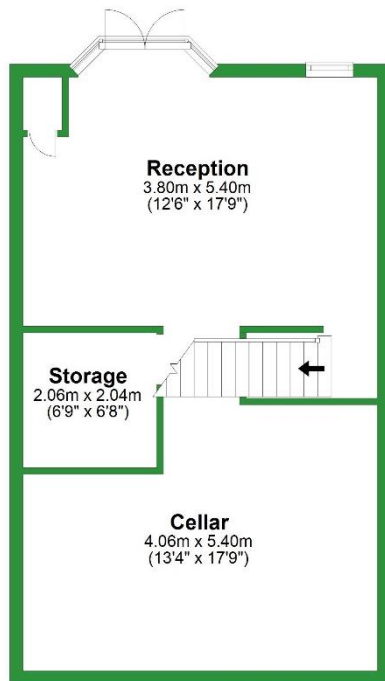
Also in the basement is a large area for storage area that is closed off from the main room.

EXTERNAL

To the front is a paved yard area which provides access to the front door of the property. The yard is gated off from the road where on street parking can be found.

To the rear there is a good-sized garden which a range of paved and shrub areas. The garden itself is private and south facing with access from the basement via large patio doors.





total area: approx. 160.2 sq. metres (1724.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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