



*16 Albert Street,  
Padiham  
Guide Price: £ 94,950*



**Pendle Hill**  
**Properties**  
estate and letting agents



## *16 Albert Street, Padiham*

*A spacious and competitively priced two-bedroom mid terrace located in Padiham. The property benefits from its quiet surroundings and ideal location for local amenities and major transport links. The property itself comprises of a lounge, kitchen, two good sized bedrooms and a family bathroom.*



A spacious and competitively priced two-bedroom mid terrace located in Padiham. The property benefits from its quiet surroundings and ideal location for local amenities and major transport links. The property itself comprises of a lounge, kitchen, two good sized bedrooms and a family bathroom.

### **ENTRANCE:**

Entrance to the property is gained via a UPVC door into the main reception room of the property

### **LOUNGE:**

The lounge area has carpeted flooring throughout and has a large wooden window looking out at the front of the property and a useful under stairs storage cupboards. There is a large radiator and multiple power units around the room. There is also a ceiling light point, TV point and a doorway leading to the staircase and the dining kitchen

### **DINING KITCHEN:**

This kitchen diner has laminate flooring fitted and a L shaped laminate worktops. There is a fitted electrical oven with four-point hob and extractor fan with a range of wall and base units. There are ceiling points and a large radiator. Within this room there is plumbing and space for a washing. The kitchen also has a UPVC door leading to the external back yard. This kitchen area also allows space for a dining table.

### **MASTER BEDROOM:**

Located at the front of the property the master bedroom has a double glazed UPVC and carpeted flooring. This spacious bedroom has room for large wardrobes, a radiator as well as TV and light points.

### **BEDROOM TWO:**

The second good sized bedroom overlooks the back of the property with a large UPVC double glazed window, single radiator, and carpeted flooring. There are also multiple power points around the room. This room also benefits from a utility cupboard that can be used for both storage and clothing.

### **BATHROOM:**

Accessible from the hallway of the property this three-piece bathroom comprising in white has a bath/shower, low level WC, radiator, hand wash basin, laminate flooring as well as a ceiling light point and heated towel rail.

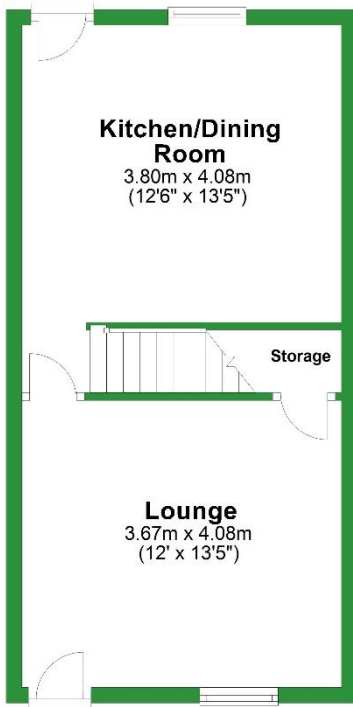
### **EXTERNAL:**

To the rear of the property there is a good-sized paved yard. There is also an access gate which leads out on to the back lane.



## Ground Floor

Approx. 34.6 sq. metres (372.0 sq. feet)

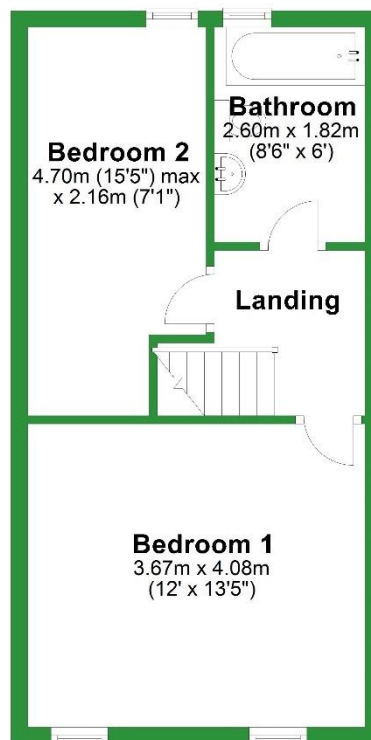


Total area: approx. 69.1 sq. metres (743.9 sq. feet)

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

## First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



### 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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