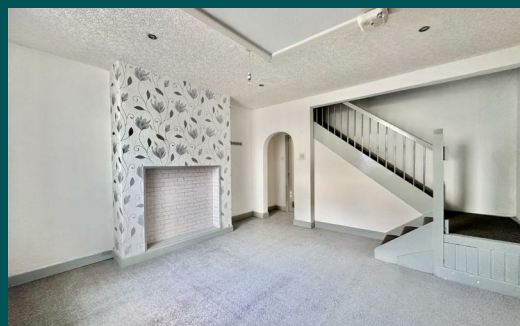


Because life is

Petty<sup>TM</sup>  
Real

40 Albert Street  
Padiham  
Burnley  
BB12 8HE



For Sale

Asking Price £94,950

- First Time Buyer/Investor
- Popular Location
- Terraced
- Two Bedrooms
- Living Room

- Open Plan Living
- No Chain
- Quiet Street
- Local Transport Links
- Tax Band A



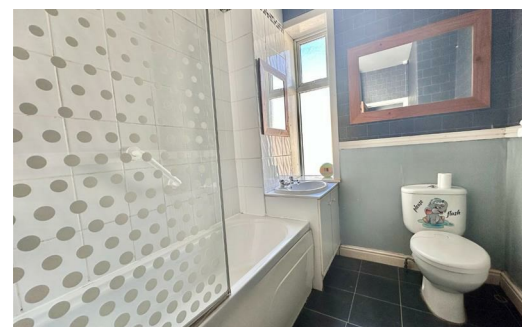
Welcome to this inviting 2-bedroom terraced house nestled within the sought-after town of Padiham, presenting an excellent opportunity for both first-time buyers and astute buy-to-let investors alike. Situated in a popular locale, this property enjoys close proximity to local transport links, facilitating easy commutes to bustling hubs such as Burnley and Clitheroe, enhancing its appeal for those seeking convenience and connectivity.

Upon entering, a quaint entrance vestibule sets the stage, leading seamlessly into the welcoming living room, where a cosy electric fire serves as a charming focal point, perfect for creating a homely ambiance.

Towards the rear of the property, discover a spacious lounge/diner seamlessly integrated with an extended kitchen, offering a versatile layout ideal for modern living. The kitchen features matching wall and base units, providing ample storage space for culinary essentials, and is equipped with an integrated oven, hob, and extractor. A convenient door leads out to the private rear yard.

Ascend the open staircase to find the main bedroom positioned to your right, boasting a comfortable space and benefiting from convenient over stairs storage, ensuring practicality meets comfort. At the rear of the property lies a second double bedroom, providing ample space for relaxation or accommodating guests. Completing the upper level is a well-appointed 3-piece bathroom, featuring a shower over bath for added convenience.

With its desirable location and functional layout, this terraced house presents an enticing opportunity to embrace the joys of homeownership or add a promising investment to your portfolio. Don't miss out on the chance to make this property your own – schedule a viewing today and embark on the next chapter of your property journey.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)