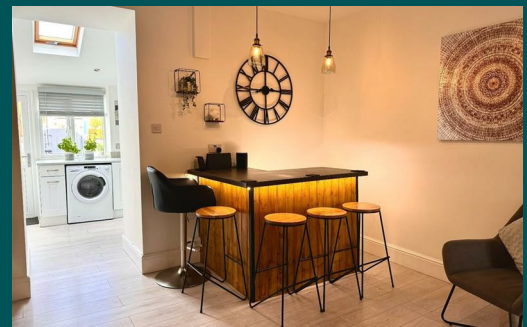


Because life is

Petty
Real™

12 Partridge Hill Street
Padiham
Burnley
BB12 8DT



For Sale

- Two Bedrooms.
- Mid-Terrace Property.
- Stunning Dining Kitchen Area.
- High Standard Throughout!
- Perfect For First Time Buyers.

Offers Over £95,000

- Within Walking Distance To Padiham Town Centre.
- Front And Rear Gardens.
- Council Tax Band: A.
- EPC: D
- Leasehold.



ATTENTION FIRST TIME BUYERS - A MUST VIEW!

Welcome to Partridge Hill Street, Padiham. This charming two-bedroom mid-terrace property is an ideal choice for first-time buyers looking for their perfect starter home.

Inviting Reception Rooms: Upon entering, you'll be greeted by the first reception room, which showcases a stunning chimney breast that adds character and charm. Moving through, you'll find the second reception room—an elegant space with a corner bar, perfect for hosting friends and family gatherings.

Extended Kitchen: The property boasts a spacious extended kitchen, well-equipped for meal preparation and multitasking. It features an integrated fridge freezer, enhancing convenience and functionality.

Generous Bedrooms: On the first floor, the master bedroom spans the width of the property, providing ample space for various furniture arrangements. The second bedroom, located at the rear, comfortably accommodates a double bed and includes integrated wardrobes for added storage.

Modern Bathroom: The contemporary bathroom features a three-piece suite with a corner bath/shower, sink with storage, and toilet, catering to all your needs.

Outdoor Spaces: Enjoy a cozy rear yard and a generous front garden/entrance, offering extra space for relaxation and outdoor activities.

This well-presented property combines comfort and style, making it a fantastic choice for first-time buyers. Don't miss the opportunity to make this house your home!

Contact us today to arrange a viewing!



Partridge Hill Street, Padiham



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 burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk