

Because life is

Petty<sup>TM</sup>  
Real

41 Peel Street  
Padiham  
Burnley  
BB12 8RP



For Sale

Asking Price £99,950

- \*\*Attention First Time Buyers!!\*\*
- Fully Refurbished Mid Terrace Property.
- Stunning Open Plan Living Dining Area.
- Two Bedrooms - Master Bedroom With Walk-In Wardrobe Opportunity.
- Three Piece Family Bathroom.

- Rear Yard Space.
- Situated In The Heart Of Padiham
- Council Tax Band: A (Burnley.)
- EPC Rating: TBC.
- Leasehold.



Petty Real is delighted to present this stunning two-bedroom mid-terrace home on Peel Street, Padiham. Perfectly suited for first-time buyers, this beautifully renovated property offers modern open-plan living in a prime location.

As you step through the front door, you are welcomed into a stylish and spacious open-plan living, kitchen, and dining area. Thoughtfully designed, this space allows for flexible furniture arrangements, currently featuring an L-shaped sofa, a wall-mounted TV, and ample room for a coffee table and storage units. The sleek and contemporary kitchen boasts extensive counter space, upper and lower storage units, and a convenient breakfast bar. The sink is positioned beneath the rear window, enhancing the bright and airy feel of the space.

Ascending to the first floor, you will find the generously sized master bedroom at the front of the property. This impressive room comfortably accommodates a large bed, bedside cabinets, and additional storage, with the potential to create a walk-in wardrobe or dedicated storage area. Towards the rear, the modern family bathroom comprises a stylish three-piece suite, including a bath with an overhead shower, a toilet, and a sink. The second bedroom offers versatility, making an ideal child's room, guest bedroom, or home office. This room also provides access to the loft space.

Situated in the heart of Padiham, this property benefits from its close proximity to the town centre, the scenic Greenway, and highly regarded local primary and high schools. Excellent transport links are available, with a major bus route offering easy connections to Burnley, Preston, Clitheroe, and Accrington.

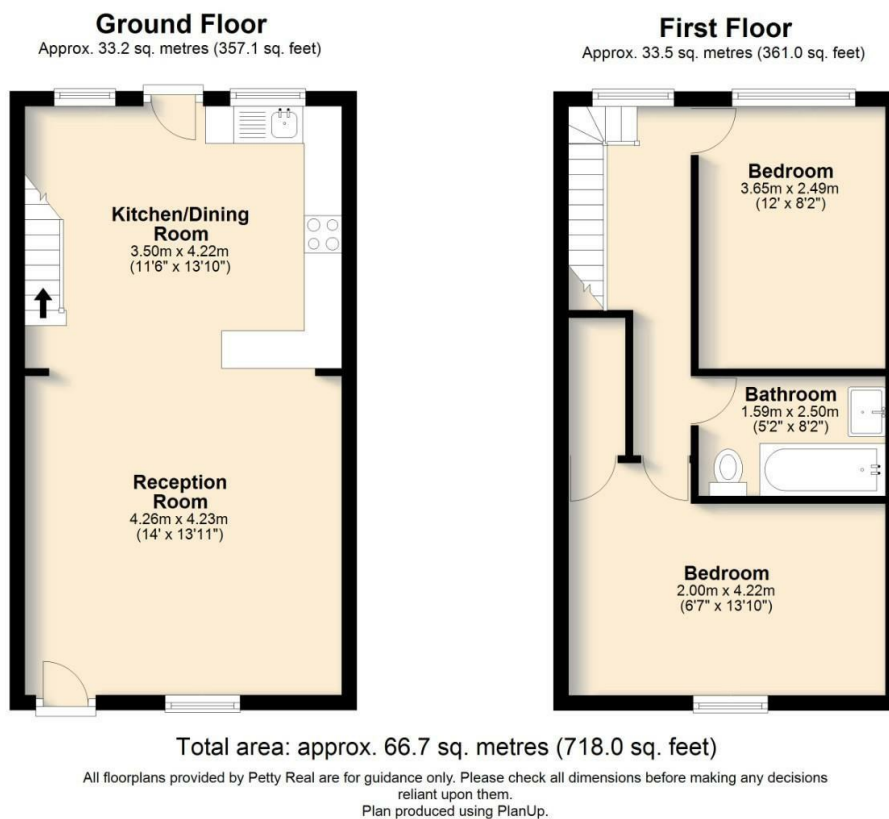
Key Information:

EPC Rating: TBC

Leasehold: 999 years (816 years remaining), annual ground rent of £1.05

Council Tax Band: A (Burnley Borough Council)

This beautifully presented home is a fantastic opportunity for those looking to step onto the property ladder. Early viewing is highly recommended!



### Peel 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](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)