

Because life is

PettyTM
Real

45 Peel Street
Padiham
Burnley
BB12 8RP



For Sale

Asking Price £99,950

- *Attention First Time Buyers / Investors!*
- Mid Terrace Property.
- Two Bedrooms Boasting Fitted Wardrobes!
- Two Reception Rooms.
- Stunning Kitchen Extension!

- Three Piece Bathroom.
- Situated In The Heart Of Padiham!
- EPC Rating: C.
- Council Tax Band: A.
- Leasehold.



Petty Real is delighted to present this charming two-bedroom, two-reception room mid-terrace property on Peel Street, right in the heart of Padiham. Ideal for first-time buyers or savvy investors, this well-maintained home blends character with functionality, offering generous living space throughout.

Upon entering via the entrance vestibule, you're welcomed into the spacious first reception room – a bright and inviting space with room for sofas, coffee tables, a TV unit, and more. A standout chimney breast adds a touch of charm and potential for a stylish focal point.

The second reception room, currently set up as a dining area, flows effortlessly into the extended kitchen – a real highlight of the home. The kitchen offers extensive worktop space and ample storage, with both base and wall units providing practicality and style. The sink is ideally positioned beneath a large window overlooking the rear yard, filling the room with natural light.

Upstairs, the master bedroom spans the front of the property and easily accommodates a large bed, wardrobes, and bedside furniture. The second bedroom, overlooking the rear, is perfect as a child's room or a dedicated home office and benefits from fitted wardrobes and a wall-mounted boiler.

The modern family bathroom features a sleek three-piece suite, including a walk-in shower, wash basin, and WC – a fresh and stylish finish to this lovely home.

Leasehold: 999 years from new (816 years remaining), Ground Rent: £1.05 per annum
EPC Rating: C | Council Tax Band: A

Don't miss this fantastic opportunity to step onto the property ladder or expand your investment portfolio in a desirable Padiham location!



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.

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