

Because life is

PettyTM
Real

60 Church Street
Padiham
Burnley
BB12 8JQ



For Sale

- Attention First Time Buyers!
- Cosy Two Bedroom Cottage.
- Completely Refurbished Featuring New Kitchen & Bathroom.
- Stunning Master Bedroom With Fitted Wardrobes!
- Rear Yard Space.

Offers In The Region Of £129,950

- Secure Off Road Parking Spot Rented From Burnley Council.
- Situated In Padiham & Close To Local Amenities.
- EPC Rating: E (Will Have Improved Since Works.)
- Council Tax Band: A.
- Freehold.



Petty Real is delighted to bring to market this charming two-bedroom end-terrace cottage on Church Street, Padiham – an ideal home for first-time buyers.

Step through the front door into a welcoming entrance vestibule, leading into a beautifully presented reception room. This cosy and inviting space is perfect for relaxing, with room for a sofa, coffee table, TV and stand. A standout feature is the exposed stone wall and characterful chimney breast, complemented by a high-end finish throughout.

To the rear, the modern kitchen offers generous counter space on all sides, with sleek cabinetry above and below, ideal for cooking and entertaining.

Upstairs, the master bedroom overlooks the front of the property and is bathed in natural light through two windows. It includes large fitted wardrobes, comfortably accommodating a bed, bedside tables and drawers. The second bedroom is well-sized and benefits from over-stairs storage and a window to the rear – perfect as a guest room, home office, or child's bedroom.

The stylish, newly fitted family bathroom comprises a three-piece suite with bath and overhead shower, WC and wash basin. There is also convenient access to the rear yard and back entrance from the first-floor landing.

Externally, the property includes a secure off-road parking space to the rear, rented from Burnley Council at just £102 per annum. Additional upgrades include full re-wiring, new internal doors and windows, a brand-new kitchen, and bathroom suite.

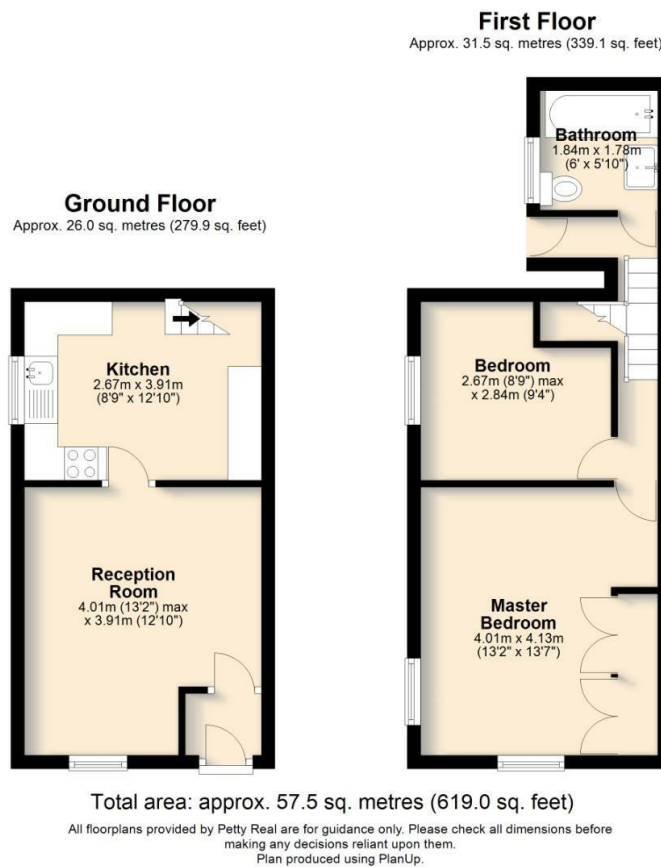
Key Information:

Tenure: Freehold

EPC Rating: E (Pre-refurbishment)

Council Tax Band: A

This is a wonderful opportunity to own a character home that's move-in ready. Early viewing is highly recommended!



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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