

Because life is

Petty<sup>TM</sup>  
Real

6 Victoria Road  
Padiham  
Burnley  
BB12 8QY



## For Sale

- \*For Sale With No Onward Chain Delay!\*
- Perfect For First Time Buyers / Investors (Turn Key Property.)
- Large Two Bedroom Mid Terrace Property.
- Open Plan Two Reception Spaces.
- Fully Refurbished Throughout.

Asking Price £125,000

- Modernised Three Piece Bathroom & Beautiful Kitchen.
- Excellent Transport Links!
- Close To Highly Regarded Local Schools.
- Situated A Short Walk From Padiham Town Centre & The Greenway!
- Leasehold | EPC Rating: D | Council Tax Band: A.



Petty Real are delighted to present for sale this beautifully refurbished, garden-fronted property on Victoria Road, Padiham — offered to the market with no onward chain delay. Perfect for first-time buyers or investors alike, this stunning turnkey home combines contemporary finishes with generous living spaces throughout, and benefits from a recently installed new roof for complete peace of mind.

Entering through the front door, you're welcomed by a bright entrance hall leading to two spacious open-plan reception rooms, both flooded with natural light from large windows. The front reception provides the ideal living area with ample room for sofas and media units, while the second reception, adjoining the kitchen, is perfectly suited as a dining room — an excellent space for family meals or entertaining guests.

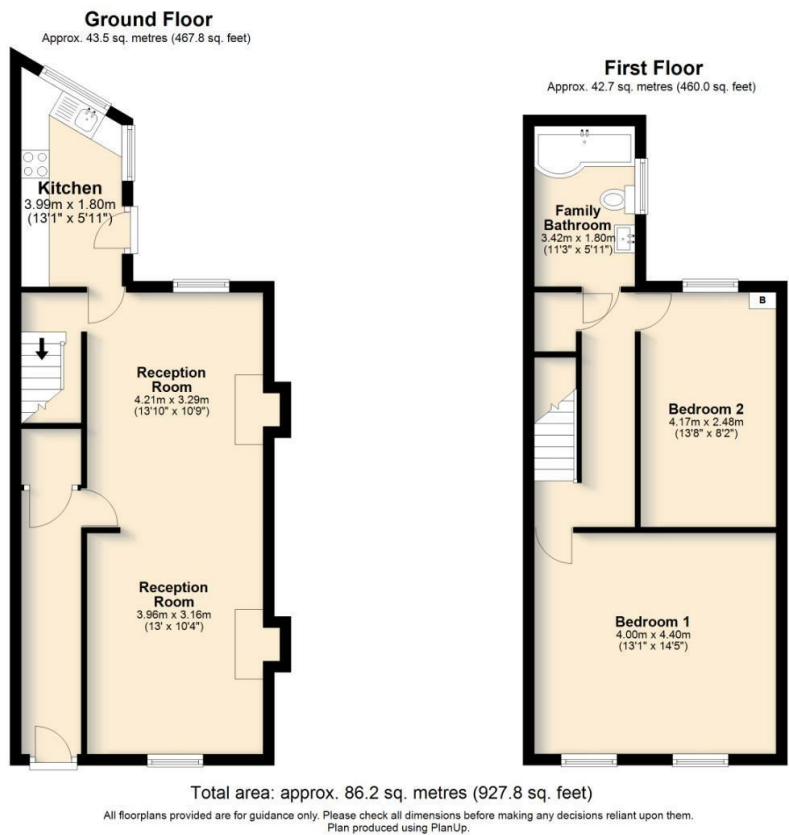
The modern kitchen is thoughtfully designed, featuring sleek counter space along two walls, ample storage above and below, and a built-in washing machine. There's also space for a freestanding fridge-freezer, with the electric hob and oven integrated beneath, and the sink positioned below the rear window for a bright, functional workspace.

Upstairs, the impressive master bedroom spans the front of the property, featuring two large windows that fill the room with natural light and offer an open aspect to the front. This generous space easily accommodates a large bed, wardrobes, and additional furniture. The second bedroom to the rear is perfect as a child's room, guest room, or home office.

The stylish family bathroom offers a modern three-piece suite comprising bath with overhead shower, wash basin with illuminated mirror, and low-level WC.

Located in the heart of Padiham, this property is close to local shops, amenities, and the scenic Padiham Greenway, with excellent transport links to Preston and Clitheroe and highly regarded schools nearby.

A superbly finished home in a sought-after location!



Victoria Road, 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.

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