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## Hapton Road , Padiham, BB12 7AJ

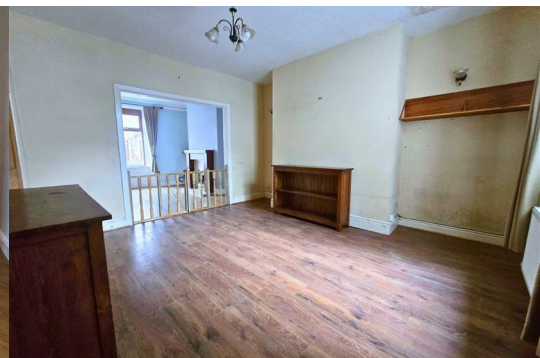
**Offers in the region of**

**£105,000**

**NO ONWARD CHAIN!**



Situated on the outskirts of Padiham, this two-bedroom end-terrace home offers great potential for those looking to modernise and personalise. Perfect for first-time buyers, families, or investors, the property includes two spacious reception rooms, a kitchen extension, and a





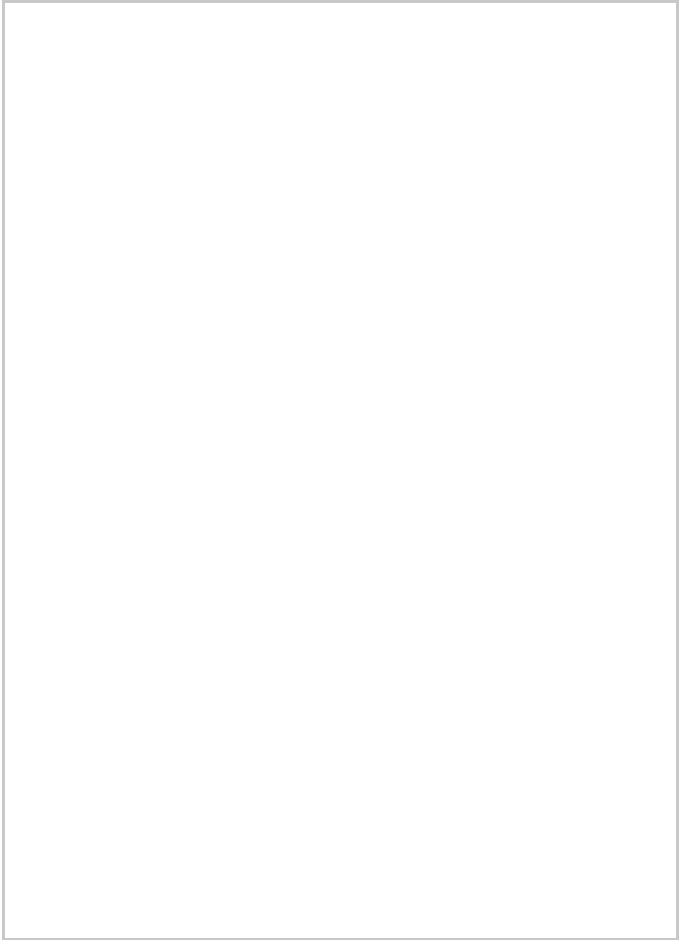
modern four-piece bathroom.

The ground floor features an entrance hallway leading into a large open-plan living space with hardwood flooring and a gas fireplace in the front reception room. The kitchen is fitted with sage green units, beech worktops, and a stainless steel gas oven, while a utility room offers plumbing for a washer and dryer. The cellar provides additional storage space.

Upstairs, there are two good-sized bedrooms, both with integrated wardrobes and ample natural light. The modern bathroom includes a bath, separate shower cubicle, and stylish vanity unit.

Externally, the property benefits from a private rear yard and front courtyard. Additional features include uPVC double glazing, gas central heating, and a fully boarded attic for storage.

Sold with no chain.  
EPC: Current D (64), Potential C (77)  
Leasehold - 999 Year Lease from 1867 at £1.0s.0d p/annum (peppercorn, presumed absent)



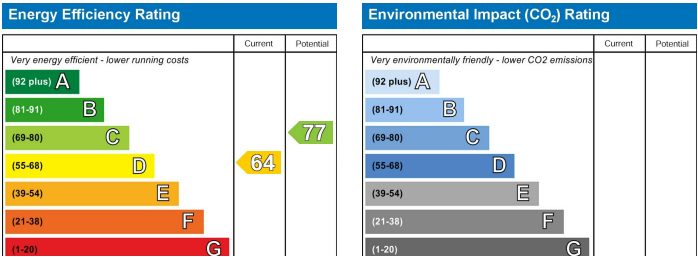
Area Map



Accommodation Details

- Entrance Hallway**  
uPVC front external door with gloss vestibule and glazed door. Hardwood flooring with neutral decoration. Radiator and central ceiling light.
- Reception Room One 12'11 x 12'4 (3.94m x 3.76m)**  
Hardwood flooring with neutral decoration. Radiator. uPVC Double Glazed window bay window & central ceiling light. Gas fireplace with surround.
- Reception Room Two 14'00 x 12'10 (4.27m x 3.91m)**  
Hardwood flooring with neutral decoration. Radiator. uPVC Double Glazed window & central ceiling light.
- Kitchen 10'11 x 10'8 (3.33m x 3.25m)**  
White uPVC external door and window. Laminate tiled flooring, neutral decoration throughout. Range of sage green kitchen units with beech worktops and tiled splash. Stainless steel gas range style oven and extractor hood. Stainless steel sink & drainer. Integrated Lenova microwave. Central ceiling spotlights. Radiator. Access to door cellar.
- Utility Room**  
uPVC external door & window, plumbing & power for washer & dryer.
- Cellar**  
With power & lights - ideal storage
- Bedroom One 14'7 x 13'2 (4.45m x 4.01m)**  
Hardwood flooring with neutral decoration throughout. White uPVC double glazed window. Central ceiling spotlights. Integrated pine wardrobes to alcoves.
- Bedroom Two 14'00 x 8'00 (4.27m x 2.44m)**  
Carpeted and neutral decoration throughout. White uPVC double glazed window and radiator. Central ceiling spotlights. Integrated wardrobes to alcoves.
- Bathroom**  
Tiled laminate flooring with white tiled walls & white painted ceiling. 4-piece bathroom

Energy Efficiency Graph



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.