8 Alma Street

Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

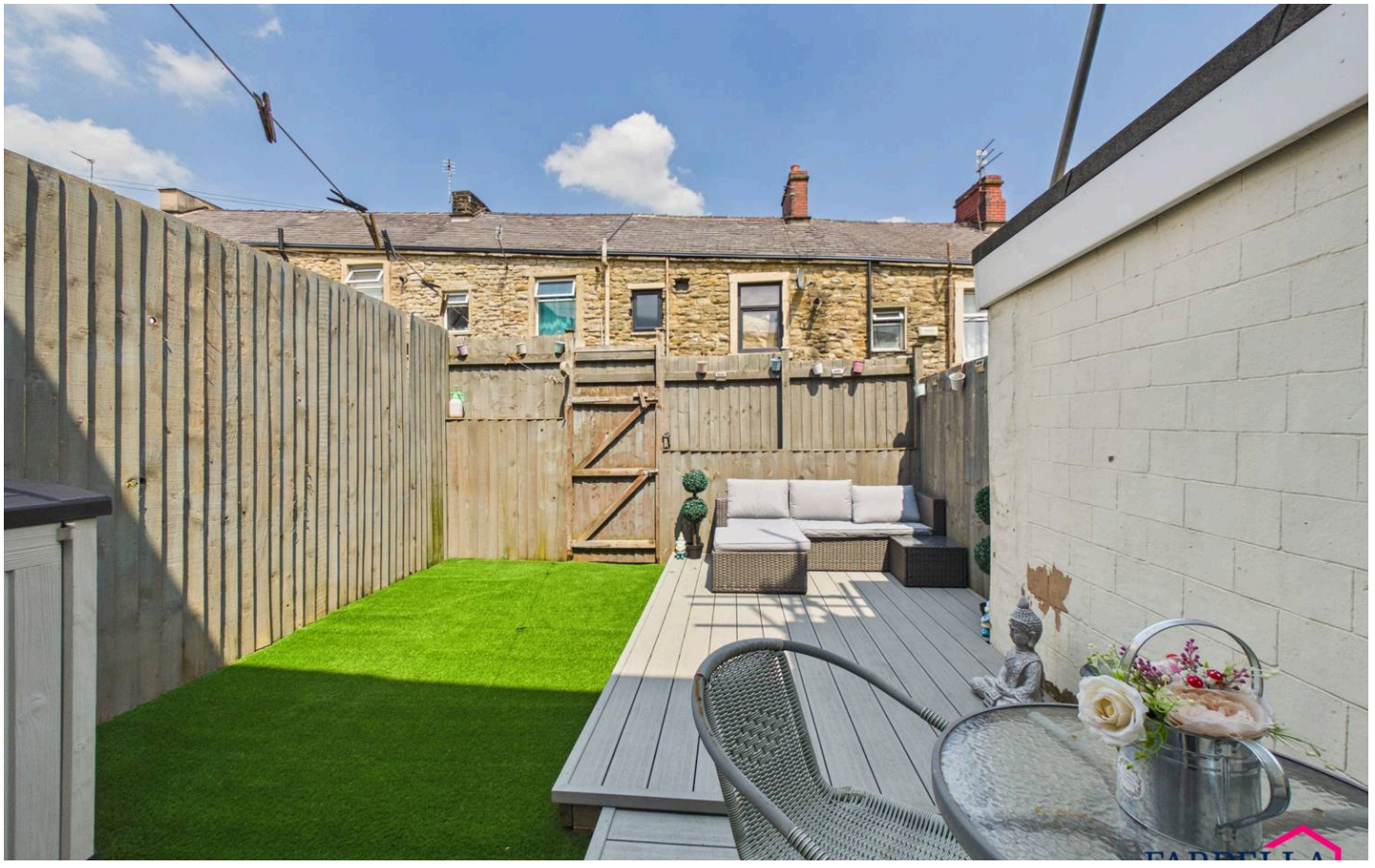
- Ideal for first time buyers or young professionals
- Extensive fitted wardrobes to the principal bedroom
- Two generous double bedrooms
- Beautifully presented stone built mid terrace
- Generous rear garden
- Council Tax Band A - Leasehold Tenure
- Popular Padiham Location

Ground Floor

Entrance Vestibule A welcoming entrance vestibule provides space for coats and shoes before leading into the main living accommodation. Living Room A bright and generously proportioned reception room with a large front facing window that fills the space with natural light. The feature wall with contemporary electric fire creates an attractive focal point, while the room offers ample space for comfortable seating and everyday family living. Kitchen Positioned to the rear of the property, the modern fitted kitchen offers a range of wall and base units complemented by wood effect worktops and integrated cooking appliances. There is plenty of space for a dining table, making it an ideal setting for everyday meals and entertaining. A rear door provides direct access to the garden. Utility Room Accessed from the kitchen, the useful utility room provides space and plumbing for laundry appliances along with additional storage. It also houses the central heating boiler.

First Floor

Landing Providing access to both bedrooms and the family bathroom. Bedroom One A spacious double bedroom overlooking the front of the property. The room benefits from extensive fitted sliding wardrobes, offering excellent storage while maintaining a clean and uncluttered feel. Bedroom Two A well proportioned second double bedroom overlooking the rear garden. This versatile room is currently arranged as a home office and studio, demonstrating its flexibility for a variety of uses. Bathroom A stylish, modern bathroom fitted with a white three piece suite comprising a panelled bath with rainfall shower and glazed screen, wash hand basin with vanity storage, low level WC and a heated towel radiator. Contemporary tiling completes the space.



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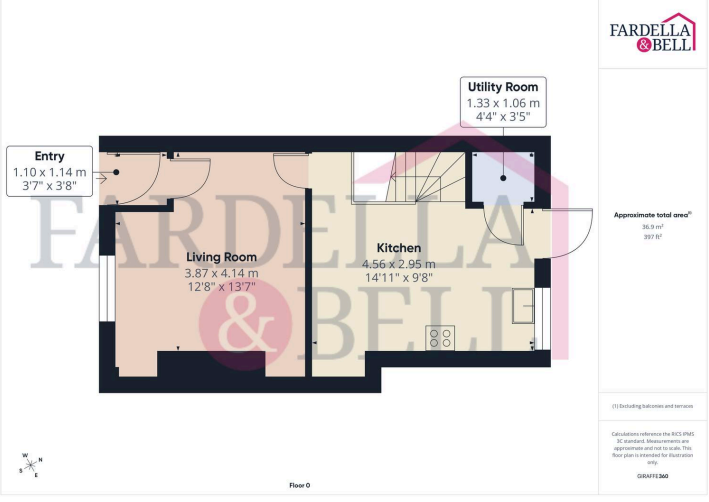
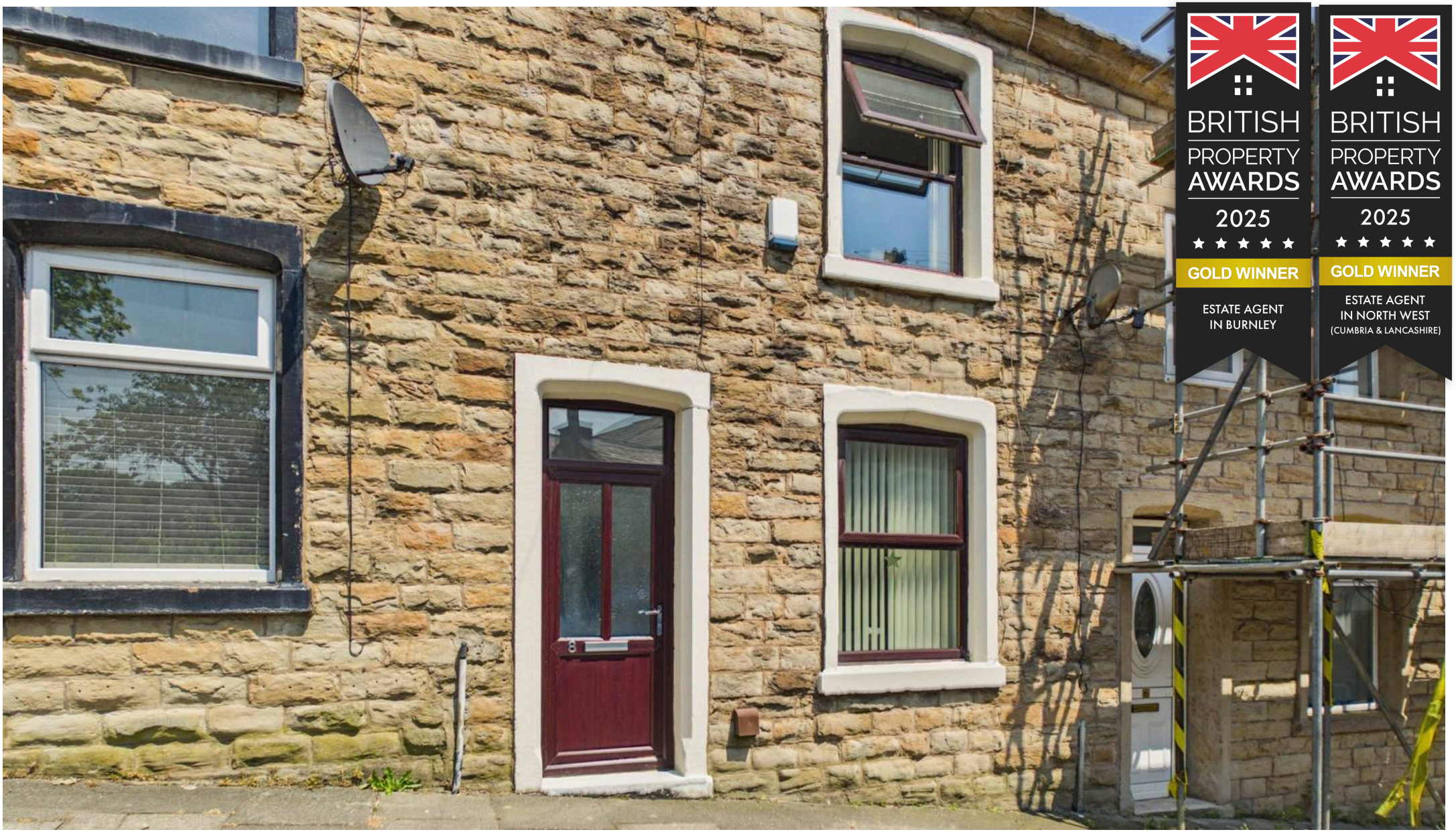
Garden

External

To the front, the property is pavement fronted with an attractive stone façade. To the rear is a low maintenance enclosed garden designed for relaxing and entertaining. A composite decked seating area provides the perfect space for outdoor dining, while the artificial lawn offers year round greenery with minimal upkeep. Timber fencing surrounds the garden, creating a private and secure outdoor space.





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