



4 Coronation Avenue

Padiham, Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Chain
- Conservatory
- Good Size Rear Garden
- Ideal First Home
- Potential Investment
- Freehold
- Council Tax Band A



Ground Floor

The ground floor of this two bedroom town house offers well-balanced and practical living space. The property opens into a central hallway with stairs rising to the first floor. There is a good sized living room which opens to the conservatory and provides an excellent additional reception area, filled with natural light and enjoying views over the rear garden, with doors leading outside. The modern kitchen/diner is fitted with a range of sleek units and work surfaces, with space for appliances and access to the garden.

First Floor

The first floor offers two bedrooms arranged around a central landing. The principal bedroom is a generous double with built-in storage, while the second bedroom is also a comfortable double. Completing the accommodation is a family bathroom fitted with a white suite, including a panelled bath with shower over, pedestal wash basin and WC.





FARDELLA
& BELL



FARDELLA
& BELL



FARDELLA
& BELL



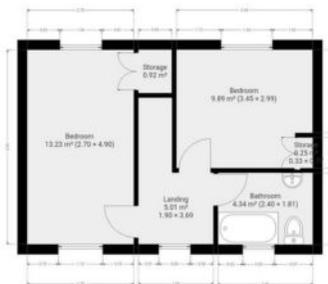
FARDELLA
& BELL



Externally

Externally, the property benefits from low-maintenance gardens to both the front and rear. To the front, a lawned garden is bordered by mature hedging, providing a pleasant outlook and a degree of privacy, with a pathway leading to the entrance. To the rear, the enclosed garden is mainly laid to lawn with fenced boundaries and a paved path leading from the conservatory to the rear access. There is ample space for outdoor seating, play equipment or further landscaping, making it an ideal area for relaxing or entertaining.

FARDELLA & BELL



FARDELLA & BELL

Total Property Area: approx - 76.2 Sq Meters (820.21 Sq Feet)

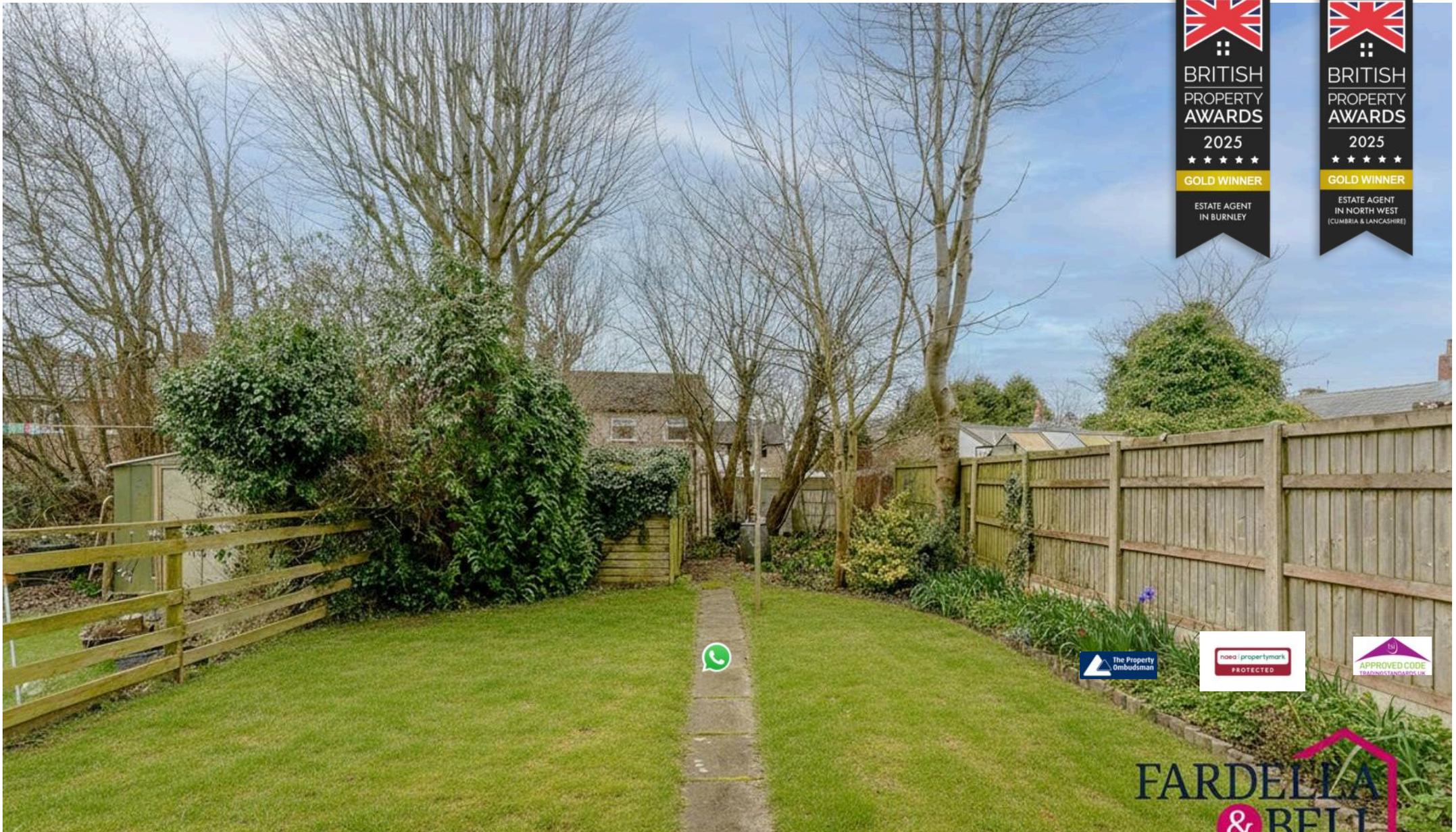
This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any built floor areas, openings and construction are approximate. An estate agent's purchase price is not a guarantee for the property and they do not form part of any agreement. No liability is taken for any error.



FARDELLA & BELL

Total Property Area: approx - 76.2 Sq Meters (820.21 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any built floor areas, openings and construction are approximate. An estate agent's purchase price is not a guarantee for the property and they do not form part of any agreement. No liability is taken for any error.



Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/