



DEAN STREET, PADIHAM, BB12 8PL

[NO CHAIN]



Tucked away in a leafy terrace on the fringe of Padiham's conservation area, this mid-terrace home offers a peaceful setting within walking distance of local amenities. Featuring a generous lounge, enclosed rear yard and open rear outlook, it presents an appealing opportunity for first-time buyers and investors, with scope for cosmetic enhancement and convenient motorway connections.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



rightmove

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532. The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Enjoying a secluded position within a leafy terrace just off Grove Lane, this mid-terrace home sits on the fringe of the conservation area, combining a peaceful setting with the convenience of Padiham's amenities within walking distance.

A generously proportioned lounge, enclosed rear yard and open outlook to the rear add to its appeal, while the interiors offer an opportunity for cosmetic enhancement and personalisation. With scope to realise its full potential, the property presents an attractive prospect for first-time buyers and investors alike.

Well placed for access to the Barrowford bypass and the motorway network, the location also offers excellent connections across the North West.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, GOOD SIZED RECEPTION ROOM, KITCHEN, TWO BEDROOMS, BATHROOM, ENCLOSED YARD TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Door

Having frosted double glazed centre panel and frosted double glazed panel over, opening into:-

Entrance Vestibule

3'10" x 3'08" Glazed panelled door with glazed panels over, opening into:-



Reception Room One

13'10" x 15'04" into chimney breast recess with inbuilt meter / storage cupboard. Coved ceiling, wall light points, radiator, stairs ascending to the first floor level. UPVC framed diamond leaded double glazed window to the front elevation. Access to:-



Kitchen

7'04" x 12'07" plus downstairs recess with Worcester gas combination boiler. Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, coordinating worktops, plumbing for washing machine, radiator. UPVC framed double glazed window and UPVC door with frosted double glazed centre panel opening into an enclosed rear yard.

First Floor Landing

12'04" x 5'05" Return balustrade, inbuilt storage cupboard. UPVC framed double glazed window. Access to:-

Bedroom One

8'09" x 15'05" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.





Bedroom Two

6'11" x 9'05" into chimney breast recess with inbuilt storage cupboards. UPVC framed double glazed window affording an open outlook to the rear elevation.

Bathroom

4'08" x 9'09" Three piece suite incorporating panelled bath, pedestal wash basin and low-level WC, extractor.

Outside

Enclosed yard to the rear.



Tenure : Leasehold

Energy Performance Certificate Rating : C

Council Tax Band : A

Approximate Square Footage : 639 SqFt / 59 SqM

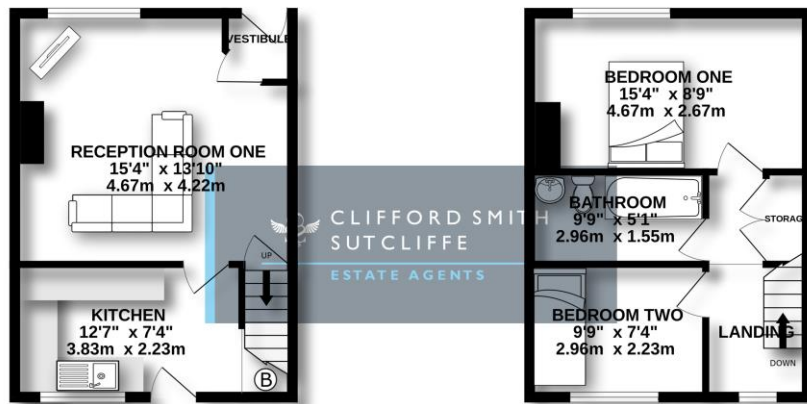
Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

FIRST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TWO BEDROOM MID TERRACE

TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C3020.

