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P44 PPM
Six
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BB12 8RW

Graham Street, Padiham

Auction Guide £70,000

• Two-bedroom mid-terraced property • Offered with no onward chain • recently installed doors, windows, kitchen, bathroom and re-roof approx 7 years ago • Fitted kitchen with direct access to the rear • Well-presented three-piece bathroom • Enclosed paved rear yard with outside water tap • For Sale by Modern Auction – T & C's apply • Subject to Reserve Price • Buyers Fees Apply

Offered to the market with no onward chain, this two-bedroom mid-terraced property provides well-proportioned accommodation arranged over two floors and represents an appealing opportunity for first-time buyers, downsizers or purchasers seeking a conveniently placed home in Padiham. The property benefits from a new kitchen and bathroom, a seven year old roof and new windows. The ground floor opens into a generous living room positioned to the front of the property, with a large window providing plenty of natural light, timber-effect flooring and a distinctive fireplace creating an attractive focal point. To the rear is a practical fitted kitchen offering a range of wall and base units, useful worktop space, inset sink, fitted hob and extractor, together with space for further appliances and direct access outside. A useful storage area completes the ground floor. Upstairs, the principal bedroom is a generous double room with ample space for freestanding furniture, while the second bedroom is positioned to the rear and benefits from a built-in cupboard. The accommodation is completed by a well-presented three-piece bathroom with panelled bath, vanity wash basin and WC. Externally, the property has a traditional terraced frontage together with an enclosed paved rear yard incorporating an outside water tap. Situated within the established Lancashire town of Padiham, the property is convenient for the town's amenities, green spaces and surrounding transport links. The property is leasehold and falls within Council Tax Band A.

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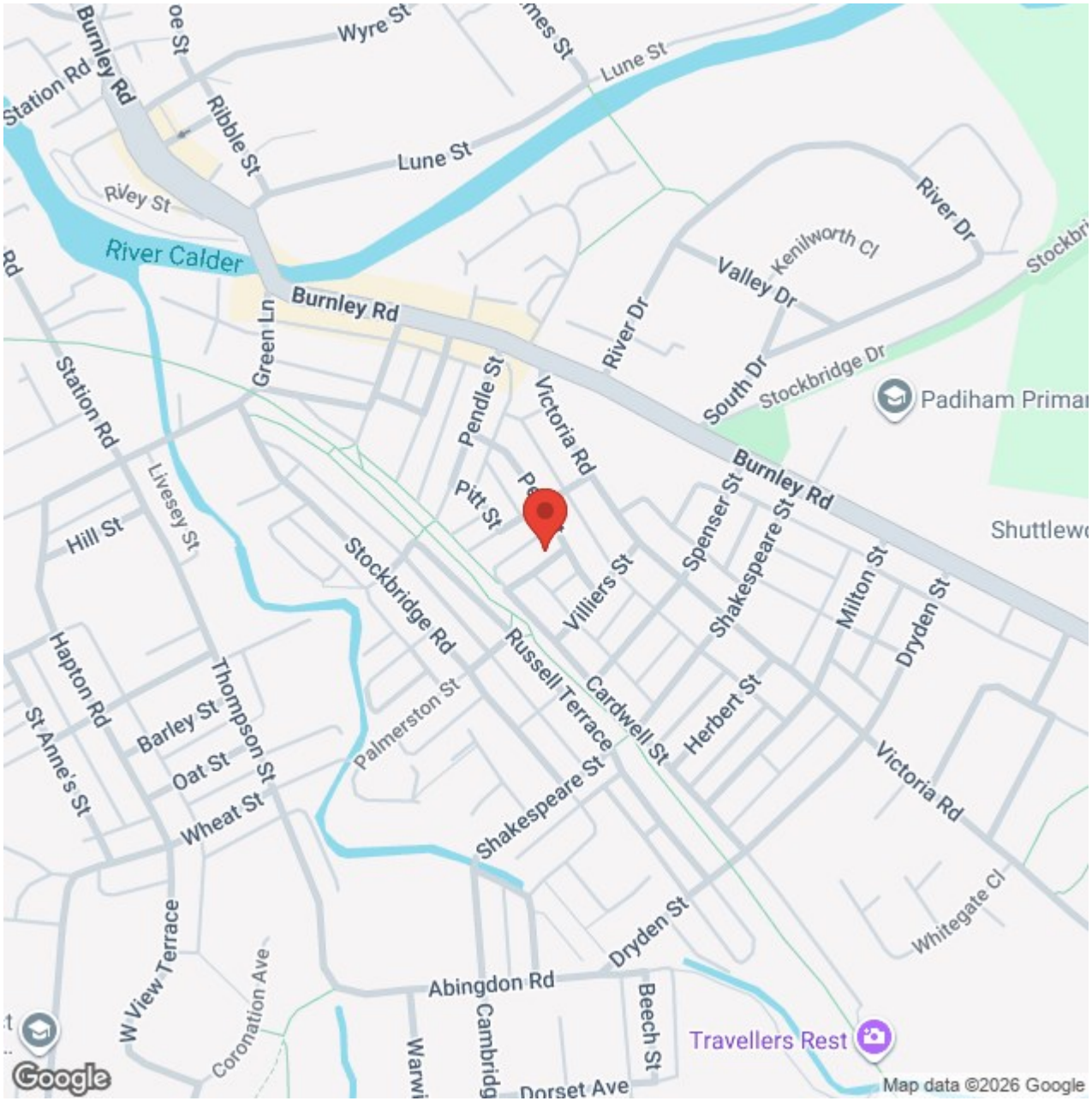
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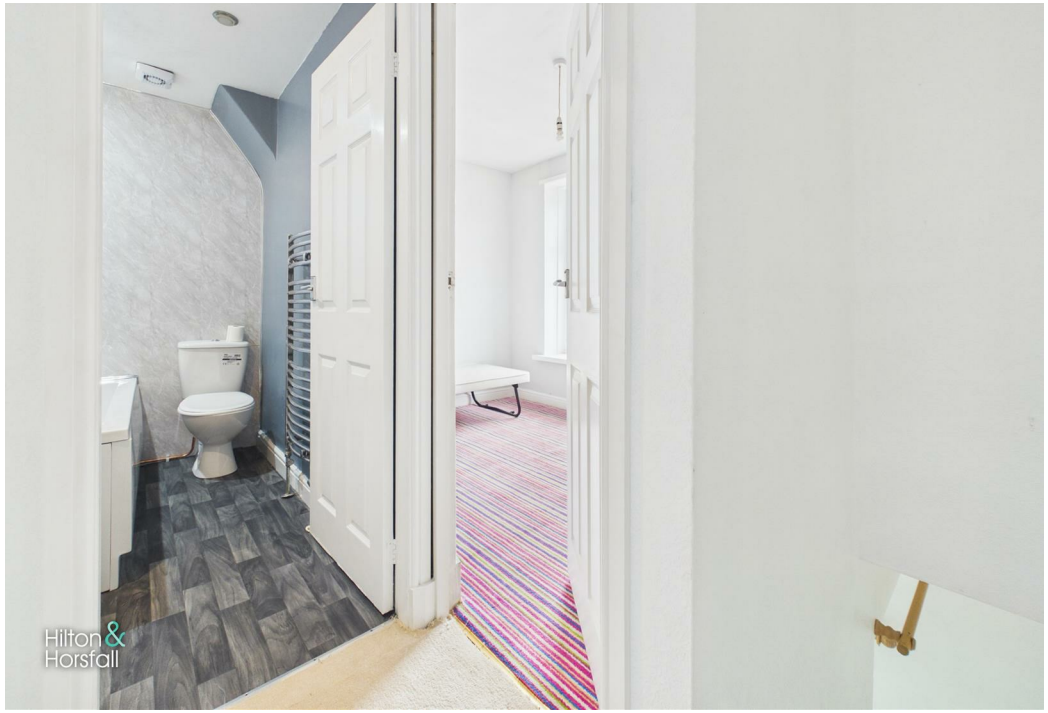

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Lune St
Station Rd
Ribble St
River Calder
Rivey St
Green Ln
River Dr
Valley Dr
Kenilworth Cl
Stockbridge Dr
South Dr
Padiham Primar
Pendle St
Victoria Rd
Pitt St
Spenser St
Shakespeare St
Milton St
Dryden St
Hill St
Livesey St
Stockbridge Rd
Villiers St
Russell Terrace
Cardwell St
Herbert St
Hapton Rd
Barley St
Thompson St
Oat St
Wheat St
St Anne's St
Palmerston St
Shakespeare St
Victoria Rd
Whitegate Cl
W View Terrace
Coronation Ave
Abingdon Rd
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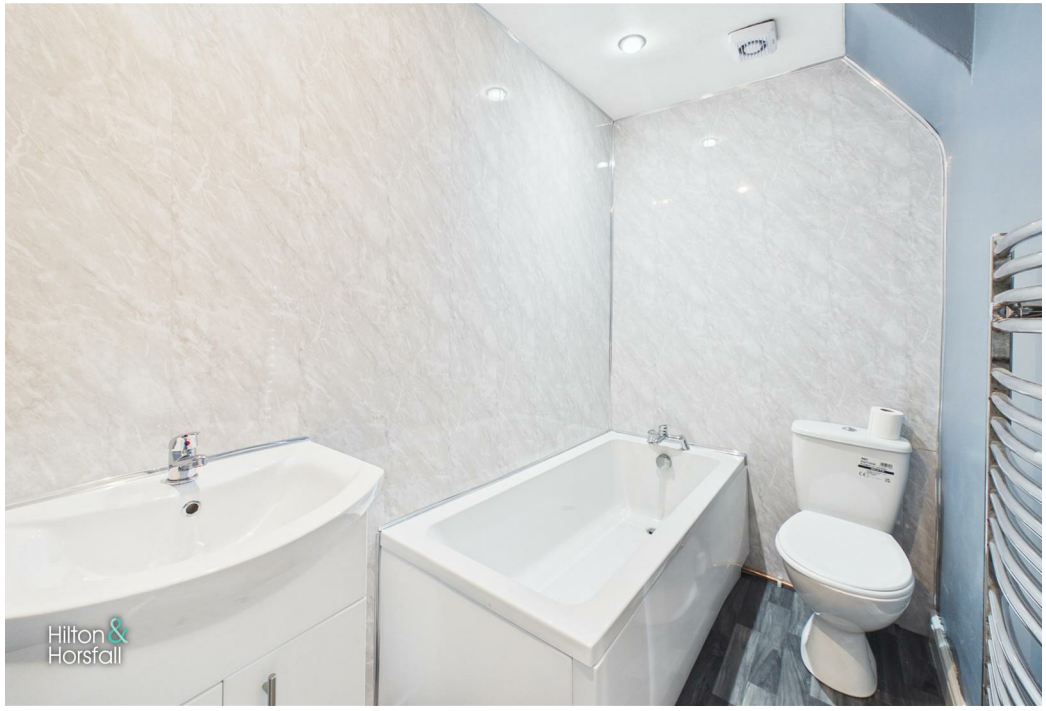

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Lancashire

Offered to the market with no onward chain, this two-bedroom mid-terraced property provides well-proportioned accommodation arranged over two floors and represents an appealing opportunity for first-time buyers, downsizers or purchasers seeking a conveniently placed home in Padiham. The property benefits from a new kitchen and bathroom, a seven year old roof and new windows. The ground floor opens into a generous living room positioned to the front of the property, with a large window providing plenty of natural light, timber-effect flooring and a distinctive fireplace creating an attractive focal point. To the rear is a practical fitted kitchen offering a range of wall and base units, useful worktop space, inset sink, fitted hob and extractor, together with space for further appliances and direct access outside. A useful storage area completes the ground floor. Upstairs, the principal bedroom is a generous double room with ample space for freestanding furniture, while the second bedroom is positioned to the rear and benefits from a built-in cupboard. The accommodation is completed by a well-presented three-piece bathroom with panelled bath, vanity wash basin and WC. Externally, the property has a traditional terraced frontage together with an enclosed paved rear yard incorporating an outside water tap. Situated within the established Lancashire town of Padiham, the property is convenient for the town's amenities, green spaces and surrounding transport links. The property is leasehold and falls within Council Tax Band A.

GROUND FLOOR

LIVING ROOM 13'0" x 12'8" (3.98m x 3.88m)
A generously proportioned reception room positioned to the front of the property, with a large window providing plenty of natural light. The room features timber-effect flooring and a distinctive fireplace with decorative surround and brick-effect chimney breast, creating an attractive focal point. Built-in storage cupboards provide useful additional storage, while the neutral décor gives the room a bright and versatile feel with ample space for a range of freestanding living room furniture.

KITCHEN 10'1" x 10'9" (3.08m x 3.28m)
A well-proportioned kitchen fitted with a range of wall and base units with complementary work surfaces, incorporating an inset sink and a fitted hob with extractor above. There is space for further appliances, together with useful worktop and storage space. A rear-facing window provides natural light, while a door gives direct access outside. The room is finished with light-toned flooring and soft green décor, creating a bright and practical everyday space.

UNDERSTAIRS STORAGE 2'7" x 7'1" (0.81m x 2.16m)
A useful ground floor storage area providing practical space for household items and everyday essentials.

FIRST FLOOR / LANDING
A compact first-floor landing providing access to both bedrooms and the bathroom, with the staircase descending to the ground floor. Finished in light neutral tones, the space provides a practical connection between the first-floor rooms.

BEDROOM ONE 11'5" x 11'8" (3.49m x 3.57m)
A generously proportioned double bedroom positioned to the front of the property, with a front-facing window providing good natural light. The room is finished in light neutral tones with fitted carpet and offers ample space for a double bed together with additional freestanding bedroom furniture.

BEDROOM TWO 10'0" x 7'4" (3.05m x 2.26m)
A well-proportioned second bedroom positioned to the rear of the property, with a rear-facing window providing natural light. The room is finished in light neutral tones and offers space for a single bed together with additional freestanding furniture, while a useful built-in cupboard provides further storage.

BATHROOM 7'5" x 4'6" (2.28m x 1.39m)
A well-presented bathroom fitted with a three-piece suite comprising a panelled bath with shower attachment, wash hand basin set within a vanity unit and low-level WC. The room is finished with contemporary wall panelling, recessed ceiling lighting, practical flooring and a chrome heated towel rail.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/grahamstreetpadiham

LOCATION
Situated on Graham Street in the established Lancashire town of Padiham, the property is conveniently positioned for the town centre and its range of independent shops, cafés and everyday amenities. Padiham Memorial Park provides attractive recreational space alongside the River Calder, while the Padiham Greenway offers additional opportunities for walking and cycling. The town is also home to Gawthorpe Hall and is surrounded by attractive Lancashire countryside. Road connections provide access towards Burnley, Blackburn and the wider region via the M65, while rail services are available from nearby stations including Hapton and Rose Grove.

Property Particulars & Verification
These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

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Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.


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OUTSIDE

Externally, the property has a traditional terraced frontage with a small enclosed area immediately in front of the house. To the rear is an enclosed paved yard providing a practical low-maintenance outside space, with boundary walls, gated access and an outside water tap.



Ground Floor



Floor 1



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Approximate total area(1)

592 ft²

55.1 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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