

DESCRIPTION

Fardella & Bell are proud to bring to the open market a two bedrooomed terrace property located in a popular part of town. Briefly comprising of entrance hallway with a staircase leading up to the first floor / landing, generous sized living room, fitted kitchen and with the added bonus of a spacious conservatory to the rear. To the first floor you will find two double bedrooms and a three piece bathroom suite. The front garden provides raised beds with a mixture of mature bushes and shrubs. To the rear is a private garden being fully fenced and with walled boundaries. A paved patio, stone chipped beds with mature plants and bushes make this the perfect place to enjoy all seasons.

Located within walking distance to the town centre, local amenities and local schools, transport links and the M65 motorway is situated close by offering easy access to Colne, Manchester, Preston and beyond.

A perfect property for first time buyers or a small family.

MAIN FEATURES

- END TERRACE
- TWO BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- SEMI DETACHED PROPERTY QUALITIES
- BREAKFAST KITCHEN
- uPVC DOUBLE GLAZING
- FRONT AND REAR GARDENS
- POPULAR AREA





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Entrance Hallway

Entering the property through a uPVC double glazed front door straight into the downstairs entrance hallway with a ceiling light point, coving to the ceiling, fully fitted carpet to the stairs and entry to the front reception room.

Living Room

This generous sized living room overlooks the front aspect of the property with a uPVC double glazed window, ceiling light point, sidewall light, radiator, fitted carpet, TV aerial point, smoke alarm, gas fire with hearth and surround.

Breakfast Kitchen

With a uPVC double glazed window, radiator, under stairs storage cupboard with uPVC double glazed frosted window, washing machine point, fridge freezer points, a mixture of wall and base units with complementary work surfaces, sink and mixer tap, electric oven, gas hob, overhead extractor, vinyl flooring and partially tiled walls.

Conservatory

This is a great addition to the property overlooking the rear garden with full uPVC double glazed windows and doors, radiator, wall light point, electrical wall sockets and fully tiled flooring.

Landing

With a uPVC double glazed window situated to the top of the stairs, ceiling light point, fully fitted carpet and smoke alarm.

Bathroom

With a uPVC double glazed frosted window, radiator, push button WC, pedestal sink with Chrome taps, corner shower cubicle with glass door and mains fed overhead shower with Chrome fittings and partially tiled walls.

Bedroom 1

This is a fantastic sized bedroom which will allow up to a super king size bed overlooking the front of the property with a uPVC double glazed window, radiator, fully fitted carpet, coving to the ceiling, electrical wall sockets and fitted storage cupboards

Bedroom 2

Again another bedroom suitable for a double bed with a uPVC double glazed window, radiator, fully fitted carpet, electrical wall sockets, ceiling light points and loft access. The loft is boarded with a pull down ladder and has insulation.

Front Garden

On entering the front garden through an iron gate with outside light points and raised beds with a mixture of mature bushes and shrubs, steps leading up to the front door and also allowing access to the side gate.

Rear Garden

This property has a lovely rear garden perfect for summer days and evenings with friends and family with outside lighting, outside cold water tap, side gate entry, fully fenced and walled boundaries, paved patio area, stone chipped beds with mature plants and bushes and inclusive of a wooden shed and glass greenhouse.

Tenure and Council Tax

We have been advised that the tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

Viewings on Brochure

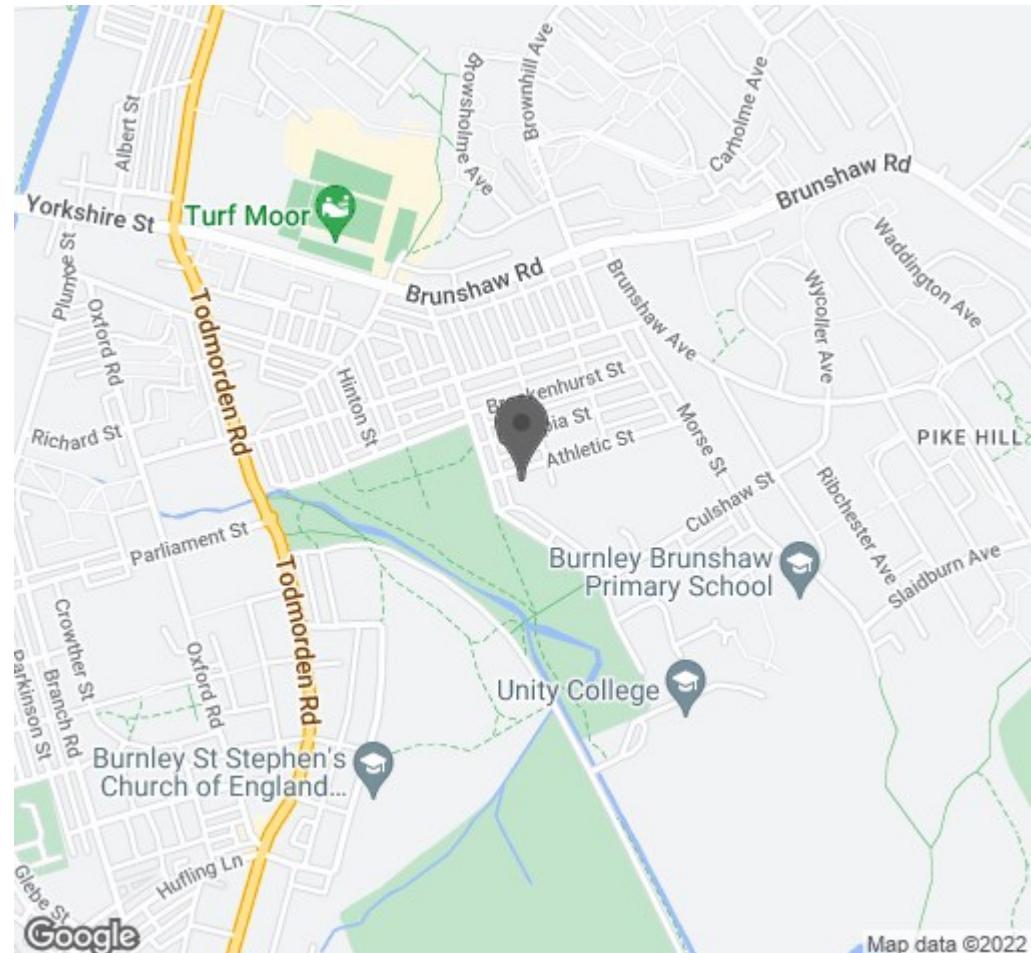
Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.



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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|--|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |





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