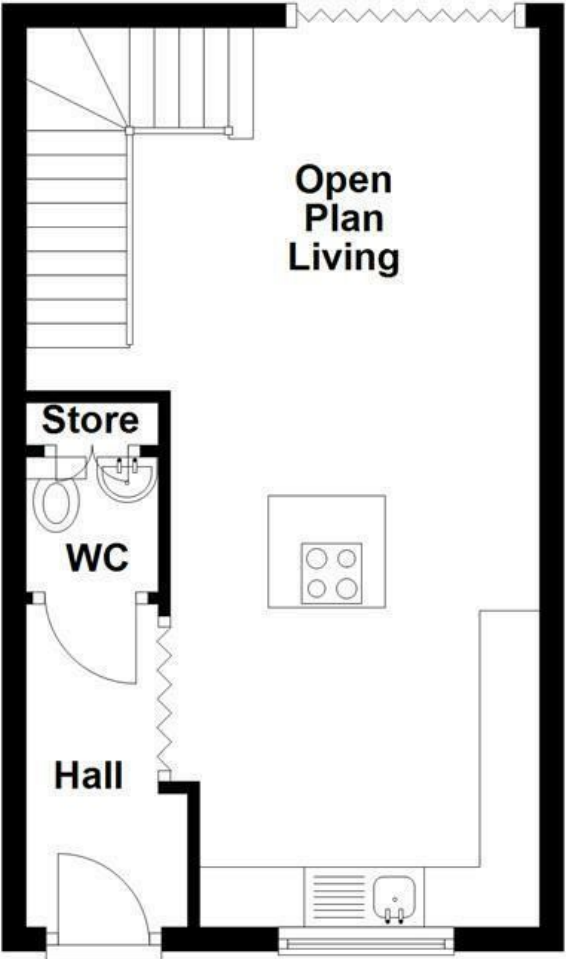


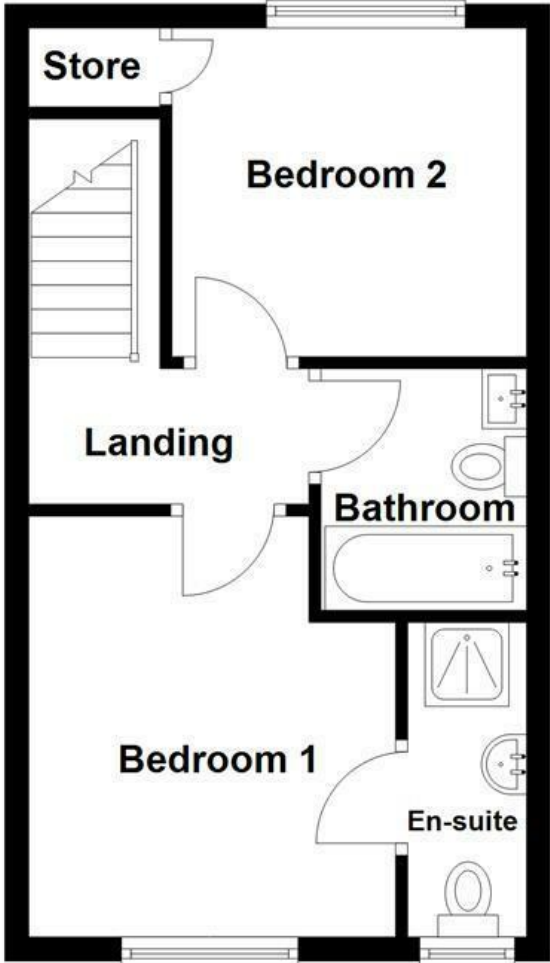
Ground Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Wilding Way, Burnley, BB12 8ES

£160,000

IMPRESSIVE TWO BEDROOM SEMI DETACHED HOME IN THE HEART OF PADIHAM

Welcome to this stunning two-bedroom semi-detached house located on Wilding Way in the charming town of Padiham, Burnley. This beautifully presented property boasts a stylish and modern design, making it an ideal home for families or professionals alike.

As you enter, you are greeted by an inviting open-plan living space that seamlessly connects the kitchen and lounge, creating a perfect environment for both relaxation and entertaining. The contemporary kitchen is well-equipped and offers ample space for dining, ensuring that family meals and gatherings can be enjoyed in comfort.

The property features two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room, providing a private retreat for relaxation. The family bathroom is tastefully designed and caters to the needs of the household, while a convenient downstairs WC adds to the practicality of the home.

Outside, the property boasts a driveway for off-road parking, ensuring that you have easy access to your vehicle. The garden offers a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

Wilding Way, Burnley, BB12 8ES

£160,000

2 2 1 C

- Two Bedroom Semi Detached Home
- Open Plan Living Kitchen Lounge
- Bedroom With En Suite
- Family Bathroom Plus Downstairs WC
- Stylish Modern Interior Throughout
- Private Rear Garden Space
- Driveway Providing Off Road Parking
- EPC Rating - C
- Council Tax Band - B
- Tenure - Freehold

Ground Floor

Hall
8'10 x 4'5 (2.69m x 1.35m)

WC
5'2 x 3'8 (1.57m x 1.12m)

Open Plan Living
24'7 x 13'3 (7.49m x 4.04m)

First Floor

Landing
7'8 x 4'4 (2.34m x 1.32m)

Bedroom One
11'6 x 9'11 (3.51m x 3.02m)

En Suite
8'5 x 3'3 (2.57m x 0.99m)

Bedroom Two
9'8 x 9 (2.95m x 2.74m)

Bathroom
6'7 x 5'8 (2.01m x 1.73m)

