



Padiham Road, Burnley, BB12 6TE

Offers In The Region Of £265,000

AN OUTSTANDING STONE BUILT SEMI DETACHED PROPERTY

Offering an abundance of indoor space and having been presented and updated beautifully throughout with modern fixtures and fittings and stylish interiors, this exceptional five bedroom stone built property is being proudly welcomed to the market in the desirable location of Burnley. With five double bedrooms, having undergone an impressive transformation and stunning original features, this outstanding property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, fitted kitchen and houses staircases to the cellar and to the first floor. The first floor comprises of doors on to three double bedrooms, bathroom and houses a staircase to the second floor. The second floor guides you through to two additional double bedrooms. Externally there is a beautiful laid to lawn garden with bedding areas and rose bushes. To the rear there is a wraparound garden with paving and stone chip areas, as well as access on to a WC, workshop, storage shed and off road parking.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	76
(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.

Padiham Road, Burnley, BB12 6TE

Offers In The Region Of £265,000

 5  1  2  E

- Impressive Stone Built Semi Detached Property
 - Spread Across Four Floors
 - On Street Parking
 - EPC Rating E
- Five Bedrooms
 - External Workshop, Store and WC
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Wraparound Gardens
 - Council Tax Band D

Ground Floor

Entrance Porch

6'8 x 4'0 (2.03m x 1.22m)

UPVC front door, UPVC double glazed window, feature wall light and hardwood single glazed frosted door to hall.

Hall

20'4 x 16'7 (6.20m x 5.05m)

Central heating radiator, coving, picture rail, smoke detector, doors leading to reception room, dining room, kitchen, door to stairs to lower ground floor and stairs to first floor.

Reception Room

16'7 x 16'6 (5.05m x 5.03m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, coving, electric media fire and television point.

Dining Room

13'4 x 12'4 (4.06m x 3.76m)

UPVC double glazed window, central heating radiator, coving, electric media fire, television point and serving hatch.

Kitchen

15'11 x 12'0 (4.85m x 3.66m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink with mixer tap, space for electric oven, plumbing for washing machine, Worcester boiler, wood effect lino flooring and hardwood single glazed frosted door to rear.

Lower Ground Floor

Cellar

19'10 x 8'11 (6.05m x 2.72m)

Two UPVC double glazed windows, power and lighting.

First Floor

Landing

23'5 x 16'7 (7.14m x 5.05m)

UPVC double glazed window, central heating radiator, smoke detector, dado rail, doors leading to three bedrooms, bathroom and stairs second floor.

Bedroom One

16'7 x 13'10 (5.05m x 4.22m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

13'6 x 12'5 (4.11m x 3.78m)

UPVC double glazed window, central heating radiator, picture rail, original tiled fireplace and fitted wardrobe.

Bedroom Three

11'7 x 8'8 (3.53m x 2.64m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

8'5 x 7'0 (2.57m x 2.13m)

UPVC double glazed window, central heating radiator, low basin WC, pedestal wash basin with mixer tap, panel corner bath with direct feed rainfall shower and rinse head, tiled elevations and wood effect lino flooring.

Second Floor

Landing

12'5 x 6'5 (3.78m x 1.96m)

Eave storage, doors leading to bedroom four and bedroom five.

Bedroom Four

13'5 x 12'1 (4.09m x 3.68m)

Velux window and eave storage.

Bedroom Five

14'0 x 8'5 (4.27m x 2.57m)

UPVC double glazed window and eave storage.

External

Rear

Wraparound garden with paving, stone chippings, access to workshop, WC and store room.

Workshop

8'11 x 8'10 (2.72m x 2.69m)

UPVC double glazed leaded window, power and lighting.

WC

4'10 x 2'11 (1.47m x 0.89m)

High cistern WC.

Store Room

7'10 x 3'1 (2.39m x 0.94m)

Front

Laid to lawn garden with bedding, rose bushes and paving.

