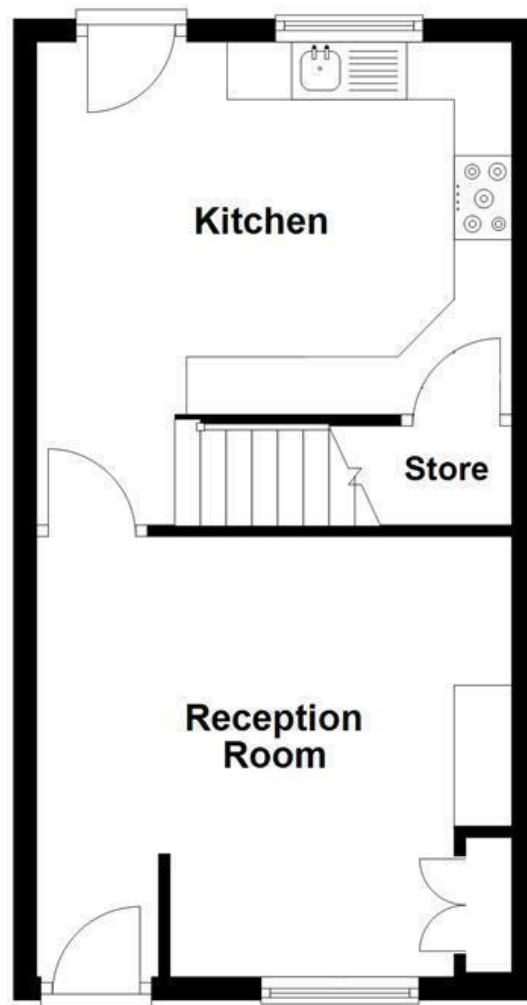
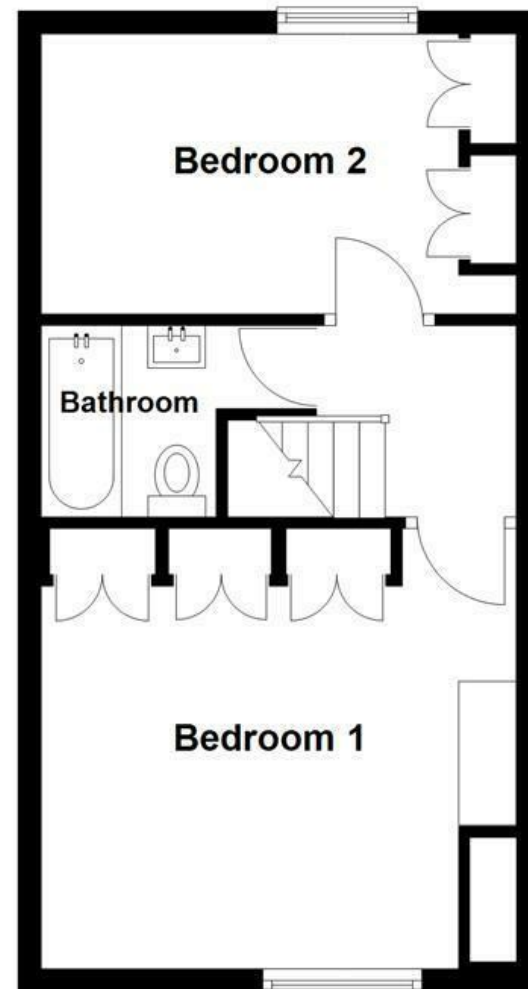


Ground Floor



First Floor



| 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 69 | 81 |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Albert Street, Padiham, BB12 8HE

Offers Over £125,000

BEAUTIFULLY PRESENTED MID TERRACE HOME

Situated on Albert Street in the town of Padiham, Burnley, this delightful mid-terrace property is a true gem, bursting with character and charm. Perfectly suited for first-time buyers or as a rental investment, this home is move-in ready and has been presented to the highest standard throughout.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the house. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The three-piece bathroom suite is both stylish and functional, ensuring comfort for all residents.

The location is particularly advantageous, as it is conveniently close to local amenities, making daily errands and leisure activities easily accessible. This property not only offers a comfortable living space but also the vibrant community life that Padiham has to offer.

In summary, this mid-terrace house on Albert Street is an excellent opportunity for those seeking a charming home in a desirable area. With its character, modern presentation, and proximity to amenities, it is a must-see for anyone looking to make a wise investment in their future.

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

For the purpose of transparency, the owner of this property is either an employee or a relation an employee of Keenans Estate Agents.

Albert Street, Padiham, BB12 8HE

Offers Over £125,000

 **2**  **1**  **1**  **C**

- Exceptional Mid Terrace Property
 - Stunning Dining Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Externals
 - Council Tax Band A

Ground Floor

Entrance Vestibule

Tiled floor, open to the reception room.

Reception Room

13'4 x 12'7 (4.06m x 3.84m)

Hardwood single glazed sash window, two feature wall lights, exposed brick fireplace with stone surround, integrated alcove storage, tiled flooring, television point, hardwood door to the inner hallway.

Inner Hallway

Tiled flooring, staircase to the first floor, open to the kitchen diner.

Kitchen/Dining Area

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

Hardwood single glazed sash window, upright central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and half sink and drainer with a high spout mixer tap, integrated electric double oven with a five ring gas on glass hob and extractor hood, integrated fridge freezer, washing machine and dishwasher, integrated larder cupboard, pendant lighting, hardwood door to the rear.

First Floor

Landing

Doors to two double bedrooms and bathroom.

Bedroom One

13'7 x 12'6 (4.14m x 3.81m)

Two hardwood single glazed sash window, central heating radiator, fitted wardrobes and chest of drawers, original fireplace.

Bedroom Two

13'6 x 8'3 (4.11m x 2.51m)

Hardwood single window, central heating radiator, fitted wardrobes.

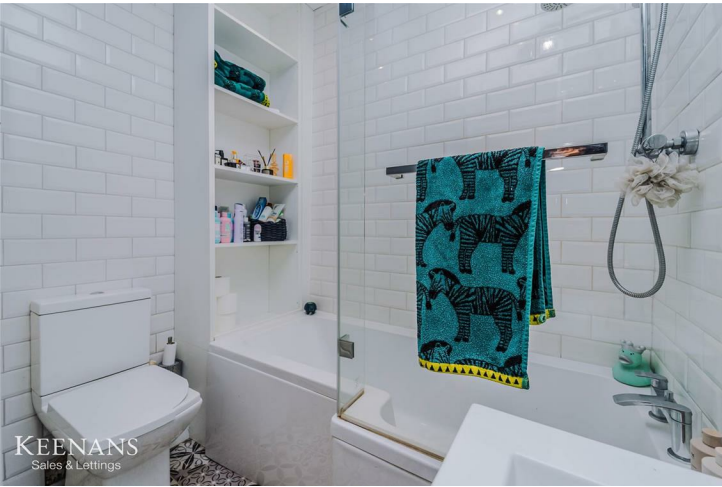
Bathroom

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, L shaped panelled bath with a mixer tap and a direct feed rainfall shower and rinse head, integrated shelving, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Rear

Flagged area with gated access.



Tel: 01282469023

www.keenans-estateagents.co.uk