



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		
England & Wales		
EU Directive 2002/91/EC		
		

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Shakespeare Street, Burnley, BB12 8RG

£115,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located on Shakespeare Street in the charming town of Padiham, Burnley, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms, each adorned with tasteful decor that creates a warm and inviting atmosphere.

The modern kitchen is well-equipped, providing a functional space for culinary endeavours and family gatherings. Upstairs, you will find two generously sized double bedrooms, perfect for relaxation and rest. The large family bathroom is designed with comfort in mind, ensuring convenience for all residents.

Outside, the property features both a front and rear yard, offering outdoor space for leisure and storage. This home is not only practical but also exudes a sense of charm that makes it a wonderful place to live. With its appealing features and prime location, this mid-terrace house is a fantastic choice for those looking to step onto the property ladder.

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2

1

2

C

Tenure Leasehold

On Street Parking

Ideal First Time Buy

Easy Access To Major Network Links

Council Tax Band A

Fitted Kitchen And Three Piece Bathroom Suite

Two Well Proportioned Bedrooms

EPC Rating C

Viewing Essential

Enclosed Rear Yard

Ground Floor

Entrance
UPVC double glazed frosted door to vestibule.

Vestibule
4'6 x 3'3 (1.37m x 0.99m)
Partial wood panel elevation, tiled floor and door to hall.

Hall
11'1 x 3'4 (3.38m x 1.02m)
Central heating radiator, doors to two reception rooms and stairs to first floor, wood effect flooring.

Reception Room One
12'11 x 10'8 (3.94m x 3.25m)
UPVC double glazed bay window, central heating radiator, herringbone effect laminate flooring.

Reception Room Two
14'7 x 14'1 (4.45m x 4.29m)
UPVC double glazed window, central heating radiator, picture rail, smoke alarm, living flame gas fire, door to kitchen and wood effect laminate flooring.

Kitchen
13'4 x 6'9 (4.06m x 2.06m)
UPVC double glazed window, matte wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, plumbed for washing machine, space for fridge freezer, plinth heater, wood effect laminate flooring and UPVC frosted door to rear.

First Floor

Landing
8'8 x 5'10 (2.64m x 1.78m)
Doors to two bedrooms and bathroom.

Bedroom One
14'10 x 12' (4.52m x 3.66m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two
10'10 x 8'7 (3.30m x 2.62m)
UPVC double glazed window and central heating radiator.

Bathroom
14'8 x 5'6 (4.47m x 1.68m)
UPVC double glazed frosted window, central heating radiator, two storage cupboards, vanity top wash basin with mixer tap, dual flush WC, P shaped panel bath, overhead direct feed shower, tiled elevation, spotlights, extractor fan and tiled floor.

External

Front
Enclosed courtyard, paving and artificial grass.

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