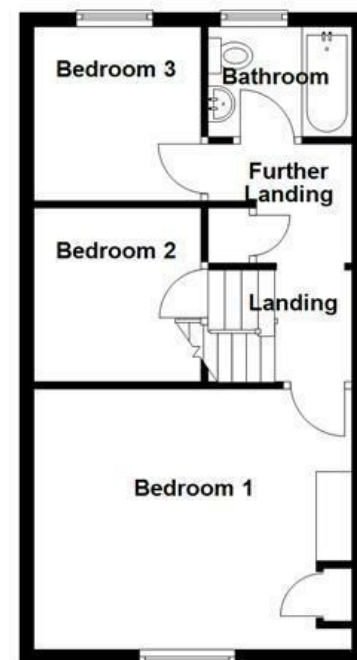


Ground Floor



First Floor



Garden Street, Padiham, BB12 8NP

£800 Per Month

A FANTASTIC THREE BEDROOM HOME IN PADIHAM

Nestled in the charming area of Garden Street, Padiham, this delightful three-bedroom terrace house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well-proportioned bedrooms are ideal for families or those seeking extra room for guests or a home office.

The house features a practical bathroom, ensuring that daily routines are both comfortable and efficient. One of the standout features of this property is the inviting back yard, which presents a lovely outdoor space for enjoying the fresh air, gardening, or hosting summer barbecues.

Situated in a prime location, this home is just a stone's throw away from local amenities, making it easy to access shops, schools, and other essential services. The vibrant community of Padiham offers a welcoming atmosphere, perfect for families and individuals alike.

This property is an excellent opportunity for anyone looking to settle in a well-connected area while enjoying the benefits of a spacious and comfortable home. Don't miss the chance to make this lovely terrace house your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.

Garden Street, Padiham, BB12 8NP

£800 Per Month

 3  1  2  D

- Mid Terrace Property
 - Two Reception Rooms
 - On Street Parking
- Three Bedrooms
 - Three Piece Bathroom
- Fitted Kitchen
 - Enclosed Rear Yard

Ground Floor

Entrance Vestibule

3'6 x 3'2 (1.07m x 0.97m)

Hardwood front entrance door, coving and door to the hallway.

Hallway

11'10 x 3'9 (3.61m x 1.14m)

Smoke alarm, coving, corbels, part panelled elevations, hardwood flooring, stairs to the first floor and doors to two reception rooms.

Reception Room One

12' x 11'1 (3.66m x 3.38m)

UPVC double glazed bay window, central heating radiator, open fire with slate hearth and wooden mantel, two ethernet points, dado rail, coving, ceiling rose and hardwood flooring.

Reception Room Two

15'2 x 13' (4.62m x 3.96m)

UPVC double glazed window, central heating radiator, fireplace with tiled surround and mantel, two feature wall lights, coving, wood effect flooring and doors to utility and storage.

Kitchen

7'7 x 5'9 (2.31m x 1.75m)

UPVC double glazed window, range of panelled wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, space for cooker, extractor hood, plumbing for washing machine and tile effect flooring.

First Floor

Landing

10'2 x 6'1 (3.10m x 1.85m)

Smoke alarm, open access to the further landing, door to bedroom one and steps up to bedroom two.

Bedroom One

15'2 x 11'10 (4.62m x 3.61m)

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

Bedroom Two

8'1 x 8' (2.46m x 2.44m)

Skylight and central heating radiator.

Further Landing

5'4 x 3'8 (1.63m x 1.12m)

Doors to bedroom three, bathroom and storage.

Bedroom Three

7'9 x 7'8 (2.36m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 5'7 (2.11m x 1.70m)

UPVC double glazed window, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations and tile effect flooring.



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