



## Hathaway Fold, Padiham, BB12 7EQ

### £595

A NEUTRALLY FINISHED TWO BEDROOM GROUND FLOOR FLAT

Nestled in the charming area of Hathaway Fold, Padiham, this surprisingly spacious two-bedroom ground floor flat is being welcomed to the rental market. It offers a delightful blend of comfort and modern living. The property is neutrally finished throughout. As you enter, you will find a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The contemporary kitchen is thoughtfully designed, making it a joy to prepare meals.

The flat features two comfortable bedrooms, perfect for a single occupant or a couple seeking a peaceful retreat. The shower room is equipped with a walk-in shower, adding a touch of luxury and convenience to your daily routine.

This property is ideal for those who prefer single-storey living, offering ease of access and a practical layout. With its excellent location in Padiham, you will enjoy the benefits of local amenities and transport links, making it a perfect choice for modern living.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(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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 **2**  **1**  **1**  **C**

- Ground Floor Flat
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Neutrally Decorated Throughout
- Modern Three Piece Shower Room
- Council Tax Band: A

### Ground Floor

#### Porch

4' x 2'7 (1.22m x 0.79m)  
UPVC double glazed frosted entrance door, UPVC double glazed frosted window and door to reception room.

#### Reception Room

14'2 x 9'8 (4.32m x 2.95m)  
UPVC double glazed window, central heating radiator, coving, picture shelf, electric fire, marble effect hearth and surround, wood mantle, TV point, under stairs storage and doors to inner hall and kitchen.

#### Kitchen

9'4 x 7'2 (2.84m x 2.18m)  
UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate worktops, integrated oven, four ring electric hob, glass splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for under counter fridge, enclosed Baxi boiler and vinyl flooring.

#### Inner Hall

9'10 x 2'4 (3.00m x 0.71m)  
Doors to two bedrooms and shower room.

#### Bedroom One

9'3 x 7'6 (2.82m x 2.29m)  
UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

8'3 x 8'2 (2.51m x 2.49m)  
UPVC double glazed window and central heating radiator.

#### Shower Room

6'4 x 5'4 (1.93m x 1.63m)  
Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, walk-in electric feed shower, extractor fan, PVC panel elevation, PVC panel ceiling and wood effect flooring.

#### External

#### Front & Side

Paving.



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