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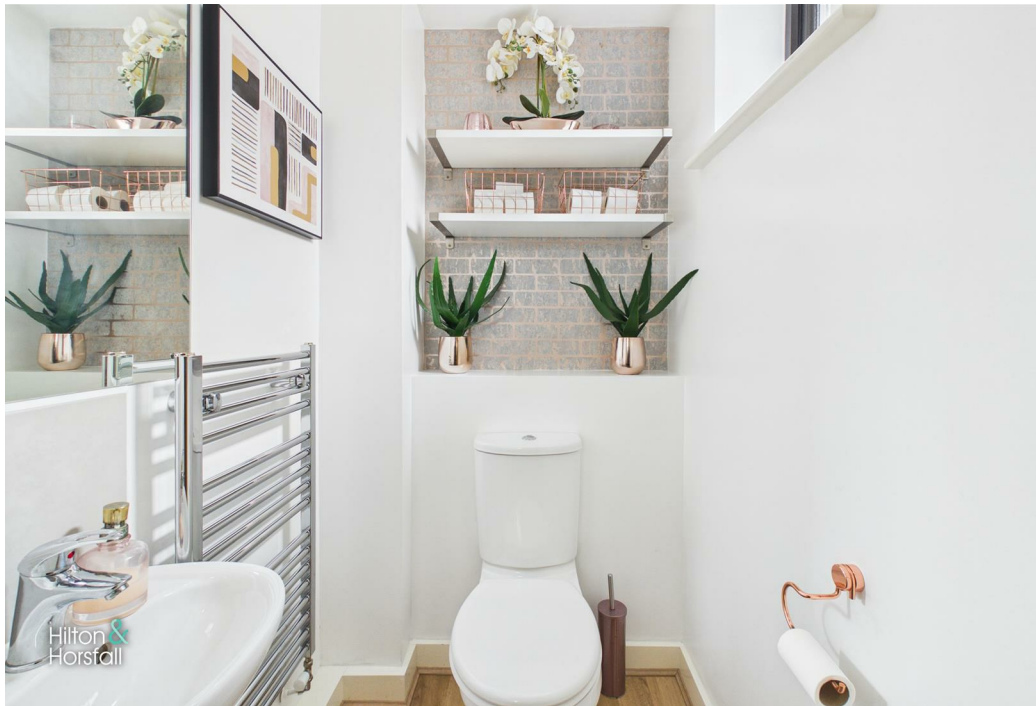
BB12 8ES

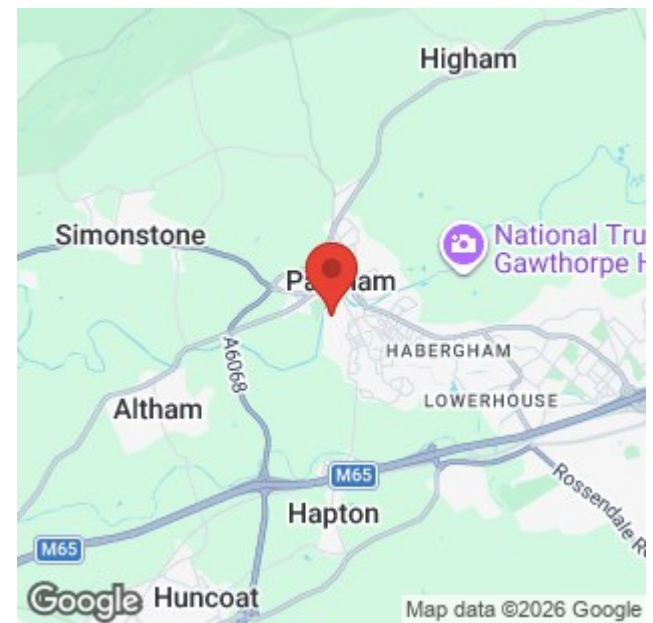
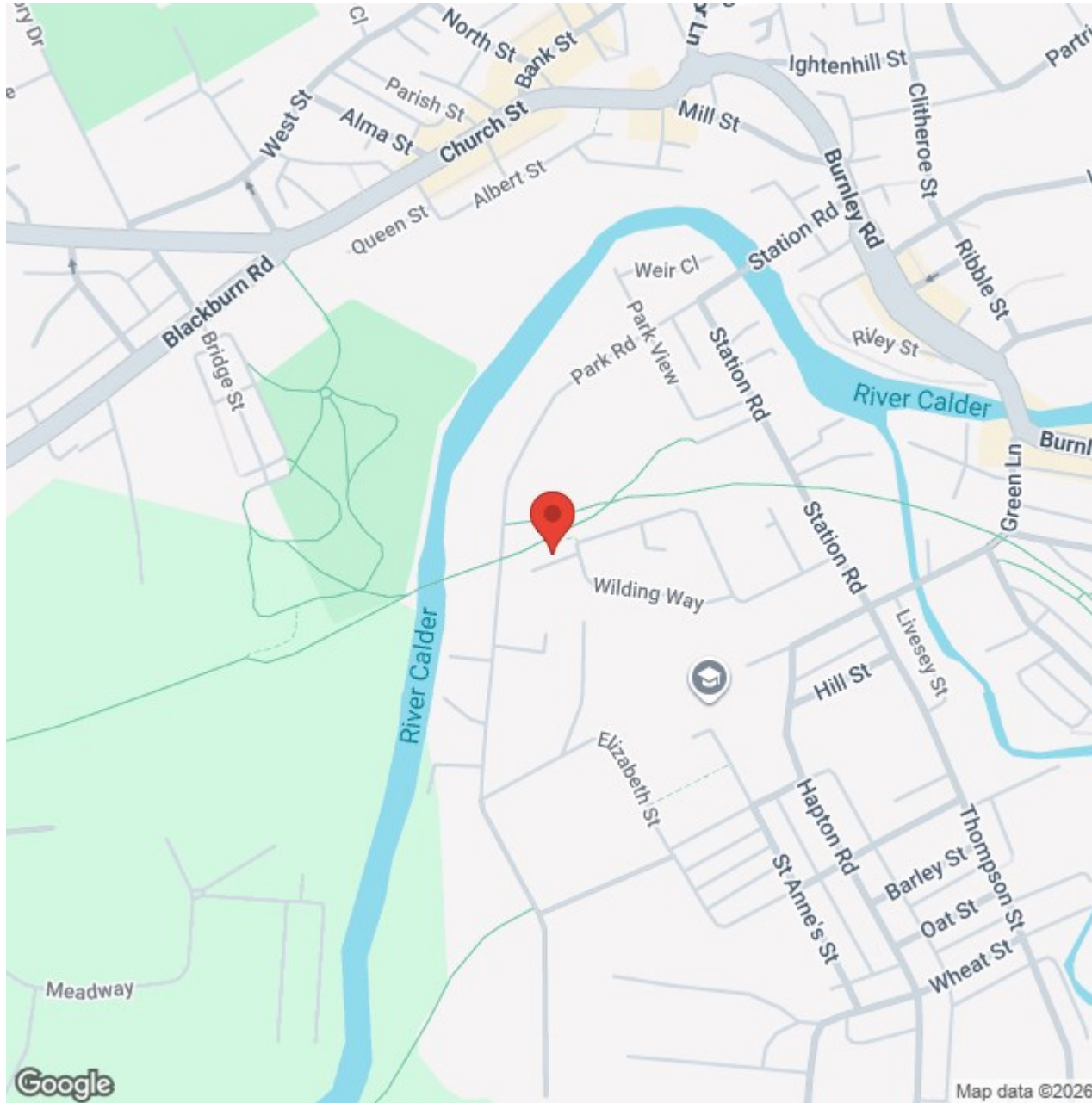
## Wilding Way, Padiham Offers Over £209,000

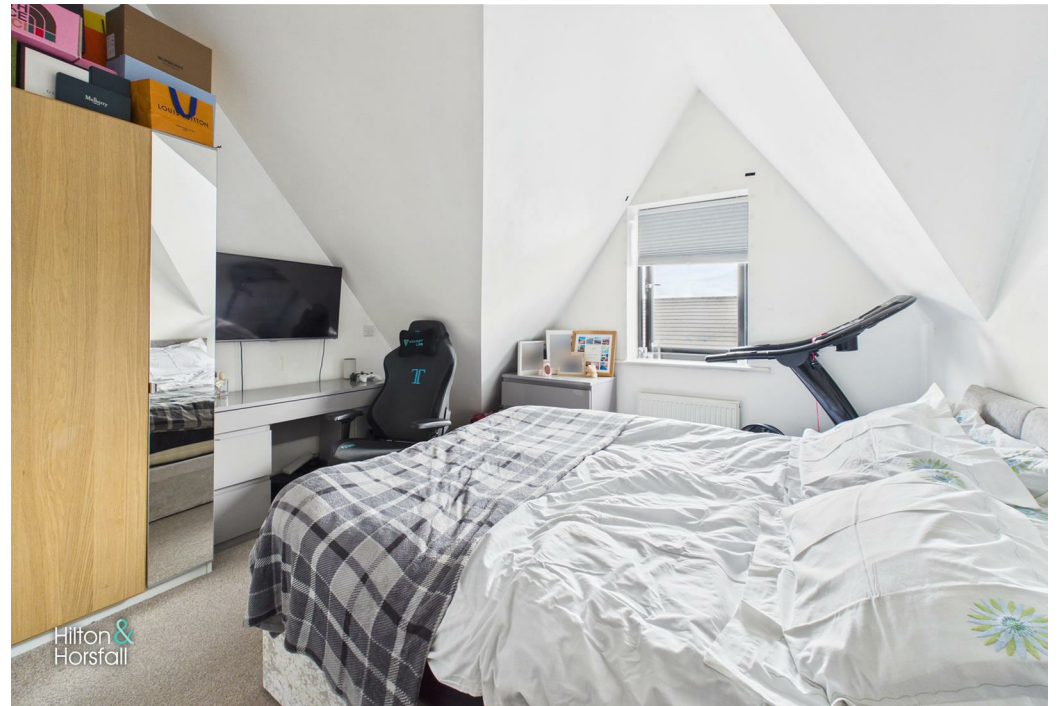
- Modern three-storey home
- Open plan kitchen / living area
- Bi-folding doors to the rear garden
- Three well-proportioned bedrooms
- En-suite to the principal bedroom
- Low maintenance rear garden

This beautifully presented and modern home offers well-proportioned accommodation set across three floors, ideal for a range of buyers.

The ground floor features a superb open plan kitchen and living space, fitted with contemporary units and integrated appliances, with a breakfast bar seamlessly connecting the space. The living area is bright and inviting, with large bi-folding doors opening out to the rear garden, creating a fantastic space for both everyday living and entertaining. To the upper floors, the property continues to impress with three well-sized bedrooms, including a generous principal bedroom on the second floor complete with its own en-suite shower room. A modern three-piece family bathroom serves the remaining bedrooms. Externally, the property benefits from a low maintenance rear garden, perfect for outdoor enjoyment. This is a stylish and move-in ready home, offering modern living in a convenient and sought-after location.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY 10'0" x 7'7" (3.07m x 2.33m)

A welcoming entrance hallway with a bright and airy feel, featuring a staircase leading to the first floor and access to the ground floor WC. The space offers practical storage, including an under-stairs cupboard, and provides a great first impression with its clean, neutral décor.

#### GROUND FLOOR WC 4'2" x 4'0" (1.28m x 1.22m)

A stylish and well-presented two-piece suite comprising a low-level WC and pedestal hand wash basin. The space is tastefully finished with contemporary décor, complemented by a chrome heated towel rail and feature shelving, making it both practical and visually appealing.

#### KITCHEN / LIVING AREA 23'4" x 11'10" (7.13m x 3.61m)

A superb open plan living space, ideal for modern day living, combining a stylish kitchen with a spacious lounge area. The kitchen is fitted with a range of contemporary wall and base units, complementary work surfaces, integrated oven, gas hob with extractor over, inset sink and space for appliances, all finished with sleek, clean lines. The living area is generous in size and beautifully presented, offering ample space for both relaxing and dining, with large bi-folding doors opening out onto the rear garden, allowing plenty of natural light to flood the space and creating a seamless indoor-outdoor feel.

### FIRST FLOOR / LANDING

A bright and well-presented landing area with a window allowing for natural light, creating a pleasant and airy feel. The space provides access to the first floor rooms and benefits from a neutral décor and fitted carpet, continuing the modern finish found throughout the property.

#### BEDROOM TWO 8'10" x 11'9" (2.71m x 3.60m)

A well-proportioned second bedroom positioned to the rear of the property, enjoying pleasant outlooks and an abundance of natural light. The room offers ample space for bedroom furniture and is currently utilised as a child's room, demonstrating its versatility, with neutral décor and fitted carpet throughout.

#### BEDROOM THREE 8'11" x 7'7" (2.72m x 2.33m)

A well-presented third bedroom positioned to the front of the property, ideal as a child's room, nursery or home office. The room is light and airy, benefiting from a window to the front elevation, with space for essential furnishings and finished with neutral décor and fitted carpet.

#### BATHROOM 6'1" x 7'5" (1.87m x 2.28m)

A modern three-piece bathroom suite comprising a panelled bath with shower over and glass screen, low-level WC, and pedestal wash basin. The space is part tiled, with a frosted window allowing for natural light, and finished with contemporary fittings, creating a clean and functional family bathroom.

### SECOND FLOOR / LANDING

#### BEDROOM ONE 11'6" x 10'4" (3.53m x 3.15m)

A spacious double bedroom positioned on the second floor, featuring a window allowing for natural light. The room benefits from a useful recess ideal for a dressing area or workspace, along with ample space for bedroom furniture, creating a comfortable and versatile principal bedroom.

#### ENSUITE SHOWER ROOM 7'7" x 5'0" (2.32m x 1.53m)

Fitted with a modern three-piece suite comprising a shower enclosure with glass sliding door, low-level WC, and pedestal wash basin. The space is part tiled and neatly presented, offering a practical and convenient addition to the principal bedroom.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/wilding-way-padiham>

### LOCATION

Situated in a modern and well-regarded residential development, this property enjoys a pleasant position within a popular area. The location offers convenient access to a range of local amenities including shops, schools, and supermarkets, making it ideal for families and professionals alike. Excellent transport links are nearby, with easy access to surrounding towns and commuter routes, while scenic countryside and local walking routes are also within close proximity, providing the perfect balance between convenience and outdoor living.

### PUBLISHING

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## OUTSIDE

A modern semi-detached family home occupying a pleasant position on a popular residential development in Padiham. The property benefits from a driveway providing off-road parking and a well-presented frontage with a contemporary brick finish and anthracite detailing. To the rear is a maintained, enclosed garden enjoying a south-west facing aspect, offering a great degree of privacy and ideal for outdoor living.





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

840 ft<sup>2</sup>

78.1 m<sup>2</sup>

Reduced headroom

21 ft<sup>2</sup>

1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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