







Hilton &  
Horsfall



BB12 8NF

## Guy Street, Padiham

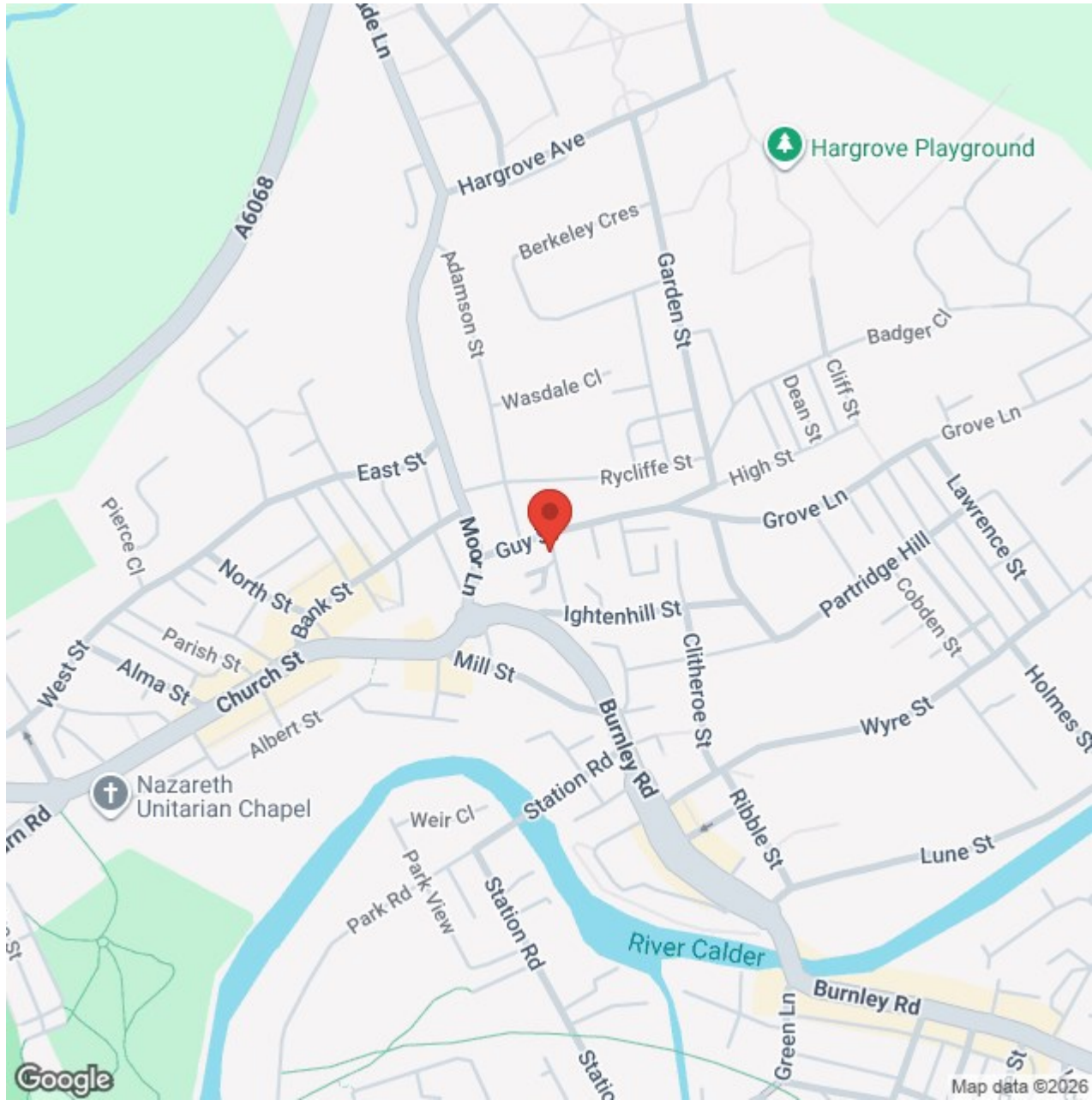
### Offers Over £200,000

- Three bedroom townhouse arranged over three floors
- Versatile ground floor multi-use room with garden access
- Spacious living room / dining area and modern fitted kitchen
- Main bedroom with en suite shower room
- Integral garage, driveway and ground floor WC
- Enclosed rear garden with patio area
- Gated carpark to the rear providing parking for 1 vehicle

A beautifully presented three bedroom townhouse arranged over three floors, offering spacious and versatile accommodation ideal for modern family living. The property features a welcoming entrance hall with access to an integral garage, utility room, ground floor WC and a flexible multi-use room with French doors opening onto the rear garden, making it perfect for home working, a snug or playroom. The first floor offers a light-filled living room and dining area alongside a stylish fitted kitchen, while the upper floor provides three well-proportioned bedrooms, including a main bedroom with en suite shower room, and a modern family bathroom. Externally, the property benefits from a driveway to the front and a private enclosed garden with patio to the rear, completing this attractive and practical home in a convenient Padiham location.













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## Lancashire

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### GROUND FLOOR

#### HALLWAY

A welcoming ground floor entrance hall featuring a front entrance door and staircase rising to the upper floors, with internal access to the garage, utility room, ground floor WC and the versatile multi-use room.

#### GROUND FLOOR WC 3'0" x 7'6" (0.93m x 2.31m)

A neatly presented ground floor cloakroom fitted with a low-level WC and wash hand basin, finished in a modern style and conveniently positioned for everyday use, guests and family living.

#### UTILITY ROOM 6'6" x 6'11" (1.99m x 2.13m)

A practical and well-appointed utility room fitted with work surfaces, plumbing for a washing machine and additional appliance space, housing the boiler and providing useful storage. A rear door offers direct access outside, making this an ideal everyday space for laundry, storage and busy family life.

#### MULTI USE ROOM 8'6" x 12'2" (2.61m x 3.71m)

A versatile and well-proportioned room currently utilised as a home office, featuring French doors that open directly onto the rear garden and patio, allowing for excellent natural light. Finished in a contemporary style, this flexible space would also be ideal as a snug, playroom, gym, hobby room or occasional guest room, perfectly suiting modern family living and home-working needs.

#### GARAGE 8'4" x 16'6" (2.55m x 5.05m)

An integral garage providing secure parking and additional storage, with internal access directly from the entrance hall and a driveway to the front offering off-road parking. The garage offers practical everyday convenience and flexibility to suit a range of storage or parking needs.

### FIRST FLOOR / LANDING

#### LIVING ROOM / DINING AREA 15'3" x 18'6" (4.66m x 5.64m)

A spacious and light-filled living room and dining area offering ample space for both relaxing and entertaining, featuring French doors with Juliet-style balcony to the front and additional window allowing plenty of natural light. The room is attractively presented and well-proportioned, comfortably accommodating seating and a dining table, making it an ideal social space for modern family living.

#### KITCHEN 8'5" x 9'11" (2.59m x 3.04m)

A stylish and well-appointed kitchen fitted with a range of modern wall and base units with wooden work surfaces, incorporating an integrated oven, gas hob with extractor above, dishwasher and sink unit beneath the window. The room is finished with tiled splashbacks, recessed ceiling lighting and offers excellent storage and preparation space, making it a practical and attractive hub for everyday living.

### SECOND FLOOR / LANDING

#### BEDROOM ONE 9'4" x 14'6" (2.87m x 4.43m)

A generously sized and attractively presented double bedroom featuring a rear-facing window allowing for excellent natural light, with the added benefit of direct access to a private en suite. Finished in a modern style, this comfortable bedroom provides a relaxing main sleeping space with ample room for bedroom furniture.

#### EN-SUITE

A well-presented en suite shower room fitted with a shower enclosure, low-level WC and wash hand basin, finished in a modern style with attractive tiling and contemporary fittings, providing a practical and stylish addition to the main bedroom.

#### BEDROOM TWO 7'4" x 10'11" (2.26m x 3.34m)

A well-proportioned bedroom positioned to the front of the property, featuring a window allowing for natural light and finished in a tasteful, modern style. The room offers flexibility for use as a guest bedroom, child's room or home office, with space for essential bedroom furniture.

#### BEDROOM THREE 7'6" x 7'7" (2.29m x 2.33m)

A well-presented third bedroom positioned to the front of the property, featuring a window providing natural light and finished in a bright, modern style. Ideal for use as a child's bedroom, nursery or home office, the room offers versatile accommodation to suit a range of needs.

#### BATHROOM 5'7" x 11'2" (1.71m x 3.42m)

A modern and well-presented family bathroom fitted with a panelled bath and shower over with glass screen, low-level WC and wash hand basin set within a vanity unit. Finished with attractive tiling, contemporary fittings and a rear-facing window providing natural light, the bathroom offers a practical and stylish space for everyday use.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/guy-street-padiham>

### LOCATION

Situated in the heart of Padiham, Guy Street enjoys a convenient position within easy reach of local shops, schools and everyday amenities. The property is well placed for access to Padiham town centre, Memorial Park and the popular Gawthorpe Hall estate, with good transport links to Burnley, Accrington and the wider M65 motorway network, making it ideal for commuters and families alike.

### PUBLISHING

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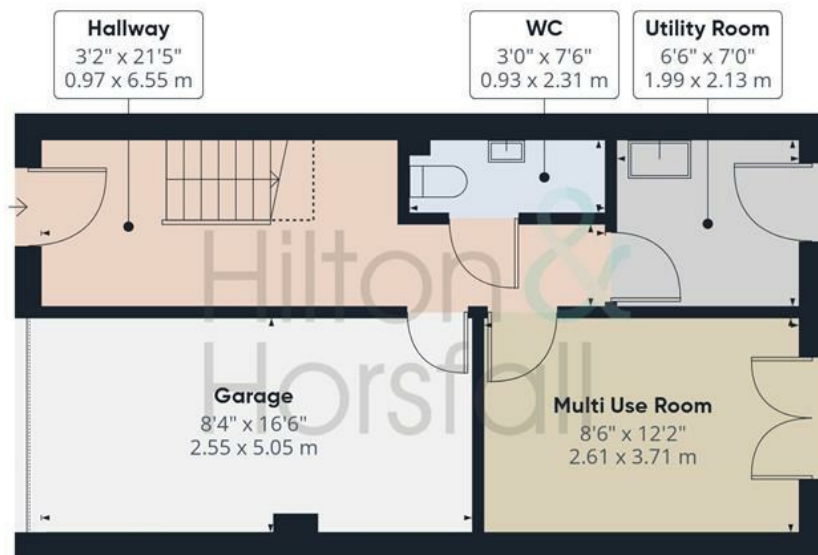


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## OUTSIDE

To the front of the property is a driveway providing off-road parking and access to the integral garage. To the rear is a private enclosed garden featuring a patio area, ideal for outdoor seating and entertaining, with the remainder laid to lawn, offering a pleasant and low-maintenance outdoor space. In addition there is a parking space to the rear on a gated carpark.

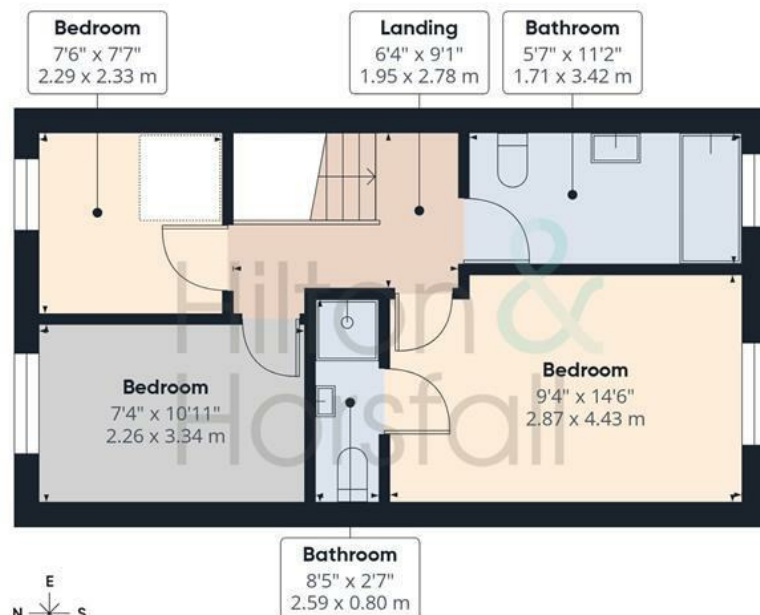




Ground Floor



Floor 1



Floor 2

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

1221 ft<sup>2</sup>

113.5 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

1.5 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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