



## 440 Padiham Road

, Burnley, BB12 6TA

Offers in the region of £134,995



E&M Property Solutions are pleased to present to the market this large 3 bedroom mid terraced property available to purchase in Padiham. The property would suit a first time buyer or a family looking to upsize! With no onward chain the property is ready for the new occupiers without any delays!

The property consists of 2 spacious reception rooms, a ground floor WC room, a fully fitted kitchen, 3 spacious bedrooms and a family bathroom suite.

Benefiting from neutral décor throughout the property is ready for the new owners to put their preferred touches to it. Externally the property has a gated front yard, and a large private garden at the rear.



### Hallway 14'7" x 3'10" (4.46m x 1.19m )

Entrance via small court yard, vestibule, spacious hallway, doors leading to both reception rooms and the stairs to the first floor.

### Reception Room 13'7" x 12'1" (4.16m x 3.69m)

Spacious lounge, bay window, neutral décor, fitted with carpet, GCH wall radiator.

### Reception Room 2 15'6" x 15'3" (4.74m x 4.65m)

Large reception room, French Upvc doors leading to the rear garden, neutral décor, fitted with carpet, GCH wall radiator.

### Kitchen 12'5" x 8'2" (3.80m x 2.50m)

Fully fitted separate kitchen, integrated oven & hob, cream base units, light work top, tiled splash backs, UPVC double glaze windows.

### Ground Floor WC 6'0" x 3'3" (1.84m x 1.00m)

WC room, under the stairs, storage unit.

### Master Bedroom 16'5" x 11'4" (5.02 x 3.46m )

Large double bedroom, fitted wardrobes, GCH wall radiator, fitted with carpet and features neutral décor.

### Second Bedroom 11'3" x 5'2" (3.44m x 1.58m )

Single bedroom, Upvc double glazed window, GCH wall radiator.

### Third Bedroom 12'6" x 9'8" (3.83m x 2.97m)

Double bedroom, features neutral décor, fitted with carpet, GCH wall radiator.

### Bathroom 8'2" x 7'2" (2.51m x 2.20m)

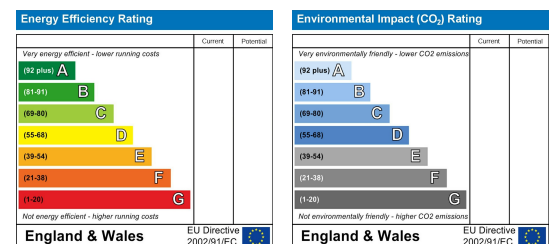
Large 3pc family bathroom suite & shower, Skylight window, storage unit.

## Area Map



## Floor Plans

## Energy Efficiency Graph



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