

## 3 St. Leonards Street, Padiham, BB12 8HS

£99,950

E&M Property Solutions are delighted to present this fantastic 3-bedroom home located on the sought-after St Leonards Street, Padiham. Whether you're a first-time buyer, growing family, or an investor, this property offers a brilliant opportunity to own a versatile and spacious home in a desirable location.

Key Features:

Three well-proportioned bedrooms – perfect for families or tenants.

Spacious lounge.

Kitchen diner

Large basement – providing excellent potential for storage or conversion.

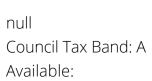
Family bathroom suite

Sought-after location – close to local amenities, schools, and transport links.

This property is ideal for investors looking for a solid rental opportunity or buyers seeking to create a family home in a popular area.

# Description

## Situation









#### Floor Plans

### Area Map



### **Energy Performance Graph**

