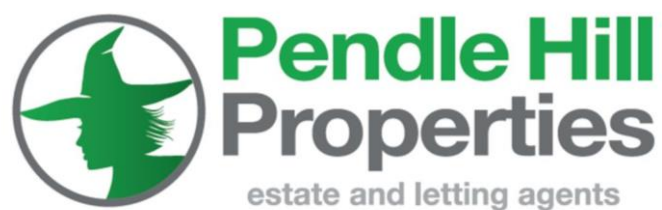




*7 Raleigh Street
Padiham
Offers in the Region of: £109,950*



Tel: 01282 772048 Web: www.pendlehillproperties.co.uk Email: info@pendlehillproperties.co.uk
Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



7 Raleigh Street, Padiham

An immaculately presented, three-bedroom traditional bay fronted mid terrace home, conveniently located in a popular area of Padiham, close to local amenities and major transport links.

With traditional features and spacious living accommodation, creating a lovely family home.

Briefly comprising, entrance porch, welcoming entrance hall, lounge, dining room, and kitchen on the ground floor, and two bedrooms and newly installed, modern family bathroom on the first floor, along with a spacious loft bedroom on the second floor.

Externally the property has a spacious forecourt garden to the front of the property with stone paved path and lawn area along with an enclosed rear yard area with metal storage shed.



ENTRANCE PORCH

A UPVC entrance door opens into the entrance porch, briefly comprising, laminate flooring, dado rail, the entrance porch allows access into welcoming entrance hall via a part glazed wooden door.

HALL

The welcoming entrance hall with traditional features, briefly comprises, access to the first-floor staircase, radiator, original ceiling coving, dado rail, and arch feature, and ceiling light point.

DINING ROOM

The spacious, dining room with UPVC double glazed bay window overlooking the front of the property, briefly comprising, wall mounted electric fire, radiator, laminate flooring, ceiling coving, and ceiling light point.

LOUNGE

The attractive lounge with UPVC double glazed bay window overlooking the rear of the property with, briefly comprising, wall mounted electric fire, built in under stairs storage cupboard, radiator, laminate flooring, ceiling coving, and ceiling light point.

KITCHEN

The kitchen with UPVC double glazed window overlooking the rear yard area, briefly comprising, a range of black gloss base and wall mounted units with complementary laminate work surfaces, ceramic brick tile splashbacks, black sink with drainer and chrome mixer tap, integrated appliances, comprising, Electriq oven, Electriq microwave, stainless steel four ring gas hob, and overhead extractor, fridge freezer, space and plumbing for a washing machine, ceramic floor tiles, and ceiling light point. The kitchen allows access out into the rear yard via a UPVC part glazed door.

BEDROOM ONE

A spacious, light filled double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, large built-in wardrobe and storage cupboard, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

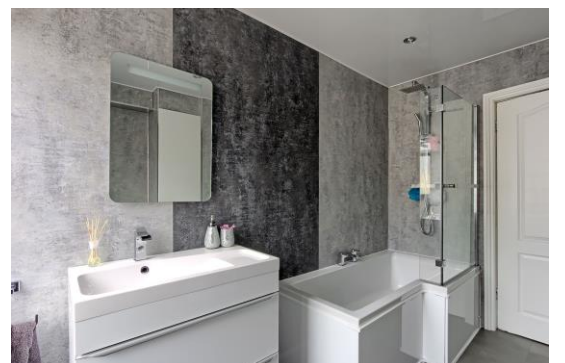
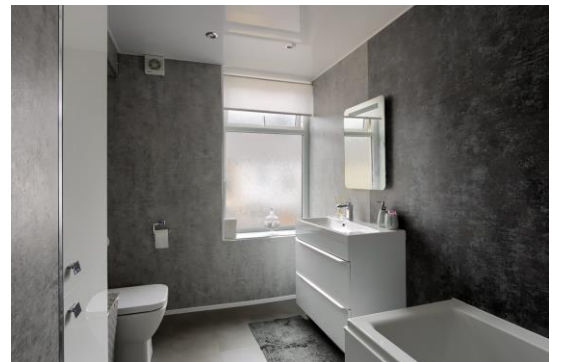
Located on the second floor with two Velux roof windows, briefly comprising, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

A newly installed modern family bathroom with UPVC double glazed frosted window, briefly comprising, P shaped panelled bath with chrome waterfall mixer tap, and chrome thermostatic shower with oversized rainfall shower head, white gloss vanity unit housing the ceramic sink with chrome waterfall mixer tap, illuminated mirror, low level WC, wall panelling, chrome towel warmer, vinyl flooring, and chrome ceiling spotlights. The properties Worcester combination boiler is neatly house in a built-in storage cupboard.

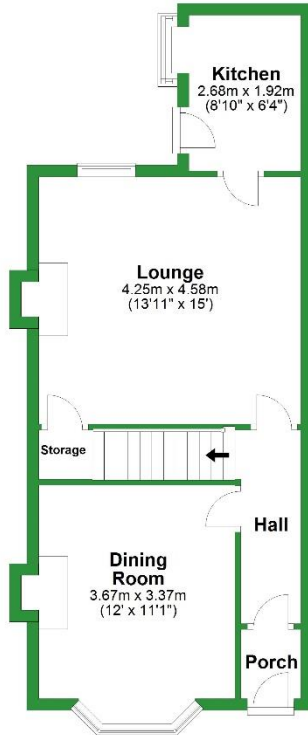
EXTERNAL

Externally the property has a spacious forecourt garden to the front of the property with stone paved path and lawn area along with an enclosed rear yard area with metal storage shed.



Ground Floor

Approx. 46.1 sq. metres (496.0 sq. feet)

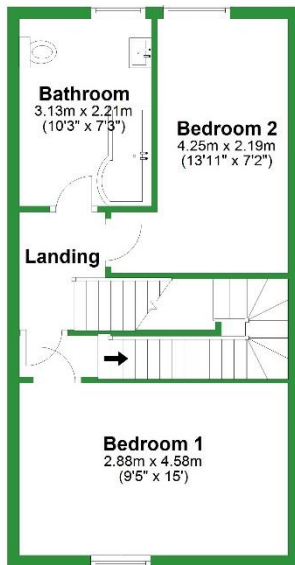


Total area: approx. 108.7 sq. metres (1170.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

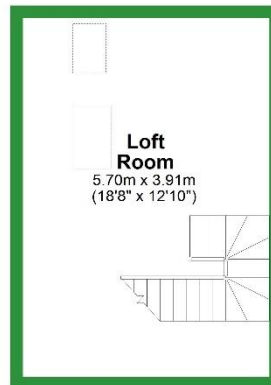
First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Second Floor

Approx. 22.3 sq. metres (239.9 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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