



Calderdale, 88 Blackburn Road
Padiham



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Padiham

A rare opportunity to purchase a unique, immaculately presented two bedroom detached property in a popular area on the edge of Padiham, close to local amenities and major transport links.

Benefiting from its prime position with stunning far reaching countryside views, high specification fixtures and fittings and interior design flair, creating a stunning family home.

Briefly comprising, entrance porch, welcoming entrance hall, light filled lounge, open plan kitchen and dining room, impressive garden room on the ground floor, along with two double bedrooms and spacious family bathroom on the first floor.

Externally the property boasts a private tarmac drive allowing off road parking for up to four vehicles along with delightful, professionally landscaped front and rear gardens.

Offers in the Region of: £359,950



ENTRANCE PORCH

A wooden entrance door open into the entrance porch with feature-stained glass window, briefly comprising, carpeted flooring, and Chrome downlight. The entrance porch allows access into the entrance hall via an Oak glazed door.

ENTRANCE HALL

The welcoming entrance hall, briefly comprises, feature Oak and Chrome first floor staircase, built-in under-stairs storage cupboard, radiator, Oak flooring, ceiling coving, and Chrome downlights.

LOUNGE

The spacious, light filled lounge with UPVC double glazed bay window overlooking the front of the property with stunning far reaching countryside views, briefly comprising, Stovax wood burning stove with wood storage area on a granite tiled hearth, radiator, Oak flooring, ceiling coving, and Chrome downlights. The lounge allows open access into the kitchen/dining room.

OPEN PLAN KITCHEN/DINING ROOM

An impressive open plan kitchen/dining room.

The kitchen area with small UPVC frosted window, briefly comprises, fully fitted high quality kitchen with a range of cream gloss base and wall mounted units, and kitchen Island with breakfast bar with complementary granite work surfaces and raisers and hob splashback, stainless steel sink with drainer, waste disposal unit and Quooker instant hot water tap, high specification integrated appliances, comprising, Siemens double oven, Siemens microwave, Fagor five ring gas hob, stainless steel overhead extractor, Fagor dishwasher, Siemens fridge and freezer, Caple wine cooler, Siemens washing machine, tumble dryer, radiator, Oak flooring, and Chrome downlights. The properties Worcester combination boiler is neatly housed in one of the wall mounted kitchen units.

The attractive dining room with UPVC double glazed bay window overlooking the side of the property along with a UPVC double glazed window overlooking the garden room, briefly comprises, radiator, Oak flooring, ceiling coving, and two wall light points.

The kitchen/dining room allows access into the impressive garden room via UPVC sliding doors.

GARDEN ROOM

The impressive light filled garden room with large UPVC double glazed window and UPVC French doors allowing access into the delightful rear garden, briefly comprising, vinyl tile flooring with underfloor heating, and chrome ceiling spotlights. All the windows in the garden room have internal blinds.

FIRST FLOOR LANDING

The first-floor landing with feature-stained glass arch window and small UPVC double glazed window, briefly comprises, built in storage cupboard, carpeted flooring, and Chrome downlights.

BEDROOM ONE

An attractive, spacious double bedroom with two UPVC double glazed windows overlooking the side and rear of the property with stunning far reaching countryside views, briefly comprising, fitted white gloss triple wardrobe, radiator, carpeted flooring, and three wall light points.

BEDROOM TWO

A spacious double bedroom with UPVC double glazed window overlooking the front of the property with stunning far reaching countryside views, briefly comprising, fitted sliding wardrobe, radiator, carpeted flooring, and Chrome downlights.

FAMILY BATHROOM

The impressive, spacious, high specification bathroom with two UPVC double glazed frosted windows, briefly comprising, large freestanding bath with freestanding chrome mixer tap and shower attachment, double walk-in shower enclosure with chrome thermostatic shower with oversized rainfall head, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, ceramic floor tiles with underfloor heating, and chrome downlights.

EXTERNAL

Externally the property boasts a private tarmac drive allowing off road parking for up to four vehicles along with delightful, professionally landscaped front and rear gardens.

The delightful, professionally landscaped gardens feature lawn and patio areas with stone-built flowerbeds and walls, along with a greenhouse, metal storage shed, outside WC and heated kennels.

GARDEN WC

The well-presented garden WC with small window, briefly comprises, pedestal sink with chrome mixer tap, low level WC, carpeted flooring, and ceiling light pendant.

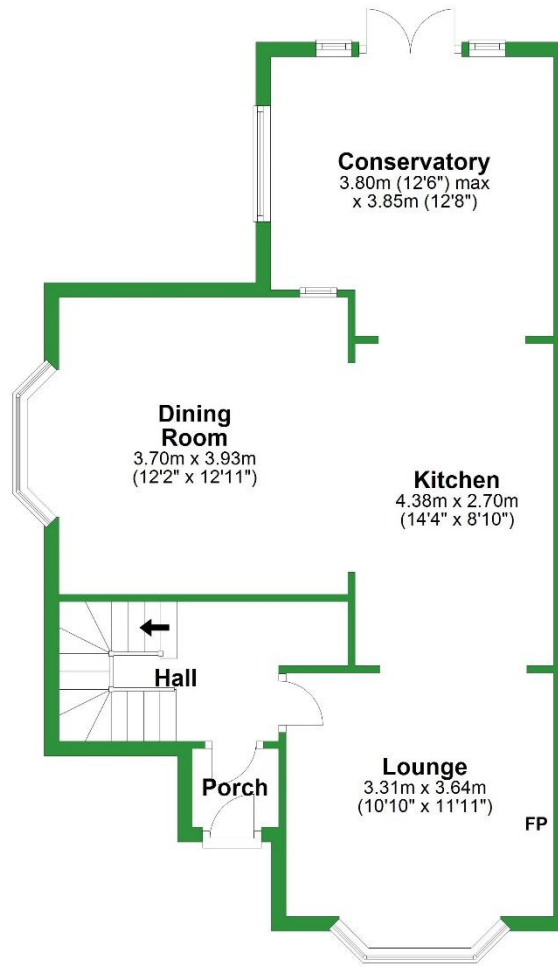




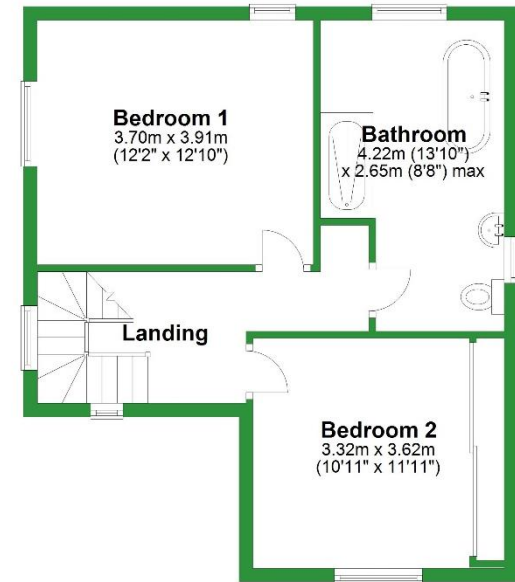




Ground Floor
Approx. 62.6 sq. metres (673.9 sq. feet)



First Floor
Approx. 45.5 sq. metres (490.0 sq. feet)



Total area: approx. 108.1 sq. metres (1163.9 sq. feet)

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



Disclaimer: We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we and provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.