



*42 Cambridge Drive
Padiham
Offers In The Region Of: £ 94,950*





42 Cambridge Drive Padiham

A three-bedroom semi-detached property located in the heart of Padiham close to all the local amenities and major transport links.

The property comprises of a welcoming entrance hall, two good sized reception rooms, kitchen, three bedrooms and a family bathroom.



ENTRANCE

Entrance is gained via a UPVC door located to the front of the property. Access to the front door is gained via a shared path via the front garden.

Once inside there is an entrance hall that provides access to the lounge, and staircase to the first floor.

LOUNGE

The light filled lounge is located to the front of the property and has carpeted flooring and a large UPVC window overlooking the front garden. The lounge also provides access to the open plan dining area towards the rear with again has carpeted flooring.



DINING ROOM

The dining room is located to the back of the property again has plenty of natural light gained from the large UPVC window. The dining room also benefits from a good-sized radiator, ceiling light point and multiple power units.



KITCHEN

The kitchen is located to the rear and has a range of wall and base units in wood effect with complementary worktops. There is an integrated oven with a four-point gas hob, integrated stainless steel wash basin, plumbing for a washing machine and space for a large fridge freezer. The kitchen benefits from double aspect windows, laminate flooring, and a good-sized radiator.



Access to the first floor is gained via a carpeted staircase located off the main hallway. Once upstairs there is a large L shaped landing that provides entry to all of the upstairs rooms.

BEDROOM ONE

A spacious double bedroom to the front of the property that benefits from carpeted flooring and a large uPVC window. There is ample space for large storage units, ceiling light point and multiple power points.

BEDROOM TWO

A further double bedroom located to the rear with carpeted flooring throughout, inset ceiling light points and good-sized radiators.

BEDROOM THREE

Bedroom three is located directly to the top of the stairs and has ample space for a single bed. There is carpeted flooring, uPVC window and ceiling light points.



BATHROOM

The three-piece family bathroom is located to the rear of the property and comprises of a panelled bath with shower attachment, low level wc, pedestal hand wash basin and a heated towel rail. The bathroom also benefits from a large uPVC window and ceiling light point.

EXTERNAL

To the side of the property is good-sized lawn garden with plenty of potential to create an attractive outdoor living area for all the family. Access to the garden can be made via gate to the front of the property or via the kitchen to the rear.



Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)

Kitchen
3.86m (12'8")
x 2.70m (8'10") max

Dining Room
2.38m x 3.56m
(7'10" x 11'8")

Storage

Lounge
3.79m (12'5")
x 4.50m (14'9") max

Hall

First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)

Bathroom
1.66m (5'5") max
x 1.84m (6')

Bedroom 2
2.35m x 3.47m
(7'9" x 11'5")

Landing

Bedroom 1
3.82m x 3.47m
(12'6" x 11'5")

Bedroom 3
2.76m x 1.84m
(9'1" x 6')

Total area: approx. 75.2 sq. metres (809.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.



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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