



*88 Victoria Road  
Padiham*

*Offers In The Region Of: £89,950*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



## *88 Victoria Road, Padiham*

*A three-bedroom traditional mid terrace home, conveniently located in a popular area of Padiham, close to local amenities and major transport links.*

*Briefly comprising, entrance vestibule, spacious lounge and newly installed kitchen, and rear porch on the ground floor, along with three bedrooms and newly installed modern bathroom on the first floor.*

*Externally the front of property, there is an attractive forecourt garden with mature planting, along with an enclosed yard to the rear.*



## ENTRANCE VESTIBULE

A wooden entrance door opens into the entrance vestibule, briefly comprising, laminate flooring, and wooden door, allowing access into the spacious lounge.

## LOUNGE

The spacious lounge with large leaded UPVC double glazed window overlooking the front of the property, briefly comprising, brick fireplace with wooden mantle and cast-iron wood burner, built in storage cupboard, radiator, laminate flooring, ceiling coving, and ceiling light point.



## KITCHEN

The kitchen/breakfast room with leaded UPVC double glazed window overlooking the enclosed rear yard, briefly comprising, a range of grey base and wall mounted units with complementary laminate work surfaces and raisers, stainless steel sink with chrome mixer tap, integrated appliances, comprising, Beko electric oven and four ring electric hob, overhead extractor, space and plumbing for a washing machine, space for a freestanding fridge freezer, under-stairs storage cupboard, radiator, and ceiling light point. The properties Vaillant combination boiler is neatly housed in one of the wall mounted units.

The kitchen allows access to the rear porch.



## BEDROOM ONE

A spacious, double bedroom with leaded UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.



## BEDROOM TWO

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



## BEDROOM THREE

Accessed via a sliding door, bedroom three with leaded UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.



## BATHROOM

The newly installed modern bathroom with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap, and shower attachment, white vanity unit housing the ceramic wash hand basin with chrome mixer tap, low level WC, ceramic wall tiles, radiator, ceramic wall tiles, and ceiling light point.

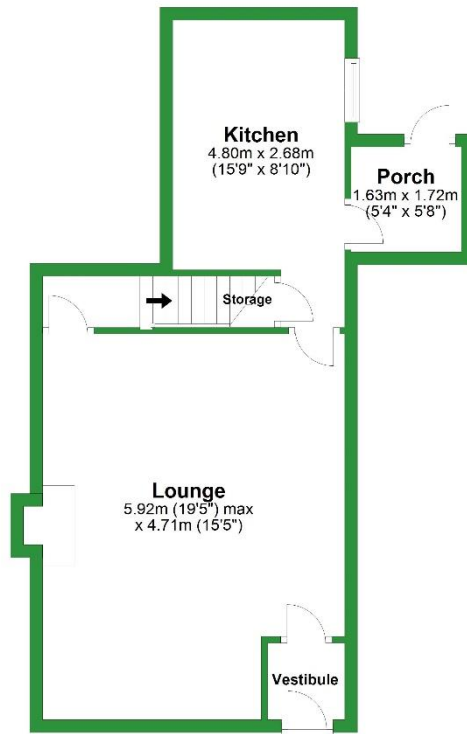
## EXTERNAL

Externally the front of property, there is an attractive forecourt garden with mature planting, along with an enclosed yard to the rear.



### Ground Floor

Approx. 45.8 sq. metres (493.1 sq. feet)

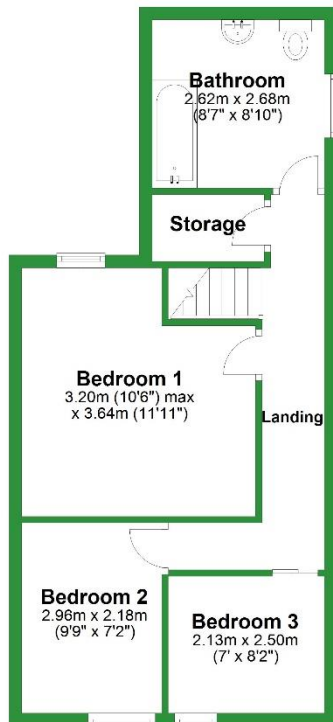


Total area: approx. 88.7 sq. metres (955.0 sq. feet)

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

### First Floor

Approx. 42.9 sq. metres (461.9 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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