



*9 Lawrence Street
Padiham
Offers in the Region of: £69,950*



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9 Lawrence Street, Padiham

A newly refurbished, traditional two-bedroom mid terrace property, conveniently located in a popular area of Padiham, within easy reach to local amenities and major transport links. The property benefits from a new kitchen, new bathroom, roof, insulation, rewire and plumbing, along with an open plan ground floor layout, creating a lovely home. Briefly comprising, open plan lounge and kitchen on the ground floor, and one bedroom and bathroom on the first floor, along with a spacious loft room bedroom on the second floor. Externally the property has an enclosed rear yard.



LOUNGE

A composite entrance door opens into the lounge with UPVC double glazed window overlooking the front of the property, briefly comprising, built in storage cupboard, black ladder radiator, ceramic floor tiles, and ceiling light point. The lounge allows open access into the kitchen.

KITCHEN

The kitchen with UPVC double glazed window overlooking the rear yard, briefly comprising, a range of cream gloss base and wall mounted units and breakfast bar with complementary laminate work surfaces, stainless steel sink with chrome mixer tap, integrated appliances, comprising, Beko electric combination oven and glass four ring gas hob, stainless steel extractor, space and plumbing for a washing machine, space for a free-standing fridge freezer, open access under-stairs storage area, ceramic floor tiles, and ceiling spotlights. The kitchen allows access into the rear yard via a UPVC door.

BEDROOM ONE

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

BATHROOM

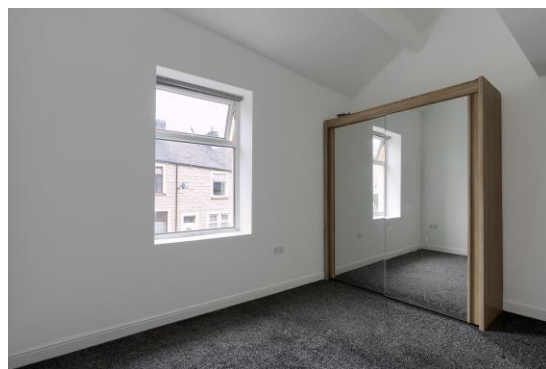
A good-sized modern bathroom, with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome thermostatic shower and chrome waterfall mixer tap, pedestal sink with chrome waterfall mixer, low level WC, Heatline combination boiler, ceramic wall tiles, chrome towel warmer, vinyl flooring, and ceiling spotlights.

LOFT ROOM BEDROOM TWO

Located on the second floor, bedroom two with two UPVC double glazed windows overlooking the rear of the property, briefly comprising, carpeted flooring, and ceiling spotlights.

EXTERNAL

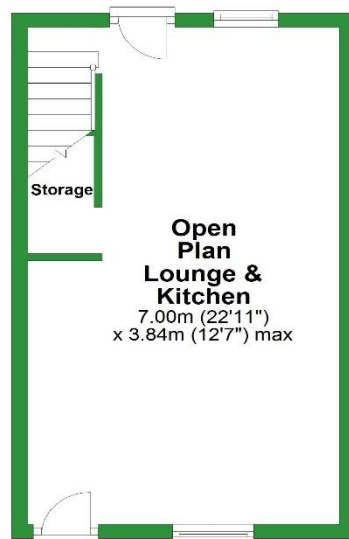
Externally the property has an enclosed rear yard.





Ground Floor

Approx. 26.9 sq. metres (289.1 sq. feet)

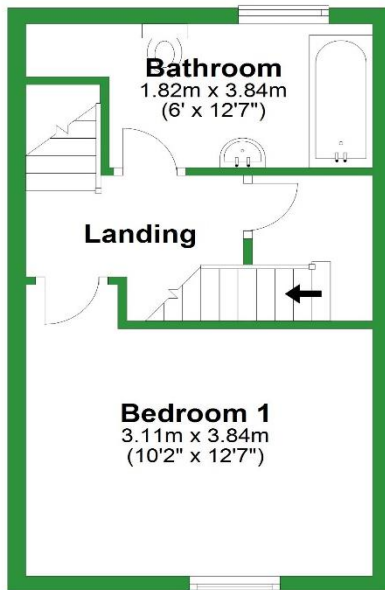


Total area: approx. 70.5 sq. metres (759.1 sq. feet)

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

First Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



Approx. 16.9 sq. metres (181.7 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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