



*39 St Annes Street
Padiham
Offers in the Region of: £125,000*



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39 St Annes 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.

Briefly comprising, attractive dining room, spacious lounge, and kitchen on the ground floor, along with three bedrooms and newly installed modern bathroom on the first floor. Externally the property has an attractive forecourt garden to the front and an enclosed yard to the rear.



DINING ROOM

A composite entrance door opens into the attractive dining room with UPVC double glazed window overlooking the front of the property, briefly comprising, feature pallet wood wall, built in storage cupboard, radiator, carpeted flooring, and ceiling light point.

LOUNGE

The spacious lounge with UPVC double glazed window overlooking the rear of the property, briefly comprising, feature stone mantle and reclaimed stone hearth to chimney breast alcove with cast iron wood burner, built in under stairs storage cupboard, radiator, carpeted flooring, two wall light points, and ceiling light point.

KITCHEN

The kitchen with UPVC double glazed window overlooking the enclosed rear yard, briefly comprising, a range of base and wall mounted units with complementary laminate work surfaces, white sink with drainer and chrome mixer tap, integrated appliances, comprising, Zanussi oven, four ring gas hob and stainless-steel overhead extractor, under counter fridge and freezer, space and plumbing for a washing machine, radiator, vinyl flooring, chrome ceiling spotlights and ceiling light point. The properties Main combination boiler is neatly housed in one of the wall mounted kitchen units.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the front of the property, briefly comprising, freestanding open access wardrobe with drawers and wardrobe with storage cupboards, radiator, carpeted flooring, and ceiling light point.

BATHROOM

The newly installed modern bathroom with UPVC double glazed frosted window, briefly comprising, L shaped panelled bath with chrome mixer tap, and chrome thermostatic shower with oversized rainfall head, white gloss vanity unit housing the ceramic sink with chrome mixer tap, low level WC, ceramic wall tiles, ladder towel warmer, high quality vinyl flooring, and chrome ceiling spotlights.

EXTERNAL

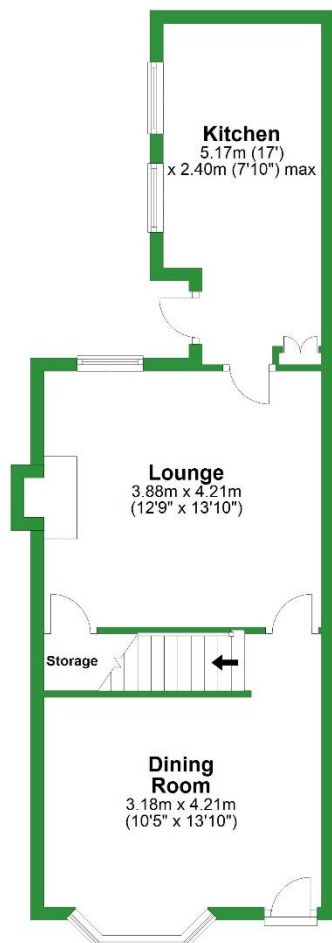
Externally the property has an attractive forecourt garden to the front and an enclosed yard to the rear.





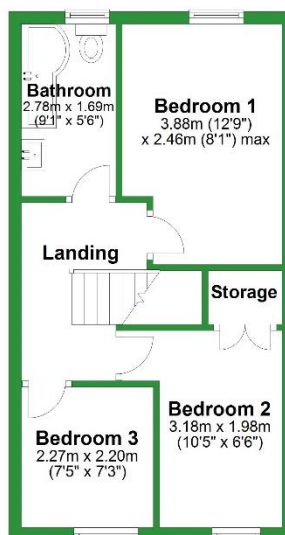
Ground Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 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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