



*15 Queen Street  
Padiham  
Offers in the Region of: £184,950*



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





## *15 Queen Street, Padiham*

An immaculately presented modern three storey four-bedroom terraced home, located in a popular area of Padiham, conveniently situated for local amenities and transport links.

Briefly comprising, kitchen/breakfast room, utility room and master bedroom with en suite shower room on the ground floor, two bedrooms and family shower room on the first floor, along with a spacious lounge, further bedroom/study, and WC on the lower ground floor.

Externally the property boasts a private block paved drive allowing off road parking for one vehicle, along with an attractive South facing rear garden with Indian stone patio area and artificial lawn with planted borders.



## GROUND FLOOR

### KITCHEN/BREAKFAST ROOM

A composite entrance door opens into the newly kitchen/breakfast room with UPVC double glazed window overlooking the side of the property, briefly comprising, a range of grey gloss base and wall mounted units and breakfast bar with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with chrome mixer tap, integrated Bosch appliances, comprising, combination oven, microwave, stainless steel four ring gas hob, stainless-steel overhead, dishwasher, and fridge freezer, radiator, laminate tile flooring, and ceiling light point.

The kitchen allows open access into the utility room.



### UTILITY ROOM

The utility room with small UPVC double glazed frosted window, briefly comprising, laminate work surface, Logic combination boiler, space and plumbing for a washing machine, and ceiling light point.

### MASTER BEDROOM WITH EN SUITE SHOWER ROOM

Located on the ground floor, A spacious double bedroom with UPVC double glazed bay window and small window overlooking the rear garden, briefly comprising, radiator, carpeted flooring, and ceiling light point.

The en-Suite shower room with small UPVC double glazed frosted window, briefly comprises, corner shower enclosure with chrome thermostatic shower, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, ceramic floor tiles, and chrome ceiling spotlights.



## FIRST FLOOR

### BEDROOM TWO

A double bedroom with two UPVC double glazed window overlooking the front of the property, briefly comprising, fitted light Oak effect bedroom furniture, comprising, two single wardrobes, chest of drawers, over bed storage cupboards and two bedside cabinets, radiator, carpeted flooring, and ceiling light point.

### BEDROOM THREE

A double bedroom with two UPVC double glazed window overlooking the rear garden, briefly comprising, fitted cream bedroom furniture, comprising, wardrobes, dressing table with mirror storage cabinet with inset lighting, display shelves, and bedside cabinets, radiator, carpeted flooring, and ceiling light point.



### FAMILY SHOWER ROOM

The shower room with UPVC double glazed frosted window, briefly comprising, double shower enclosure with chrome thermostatic shower, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, laminate flooring, and chrome ceiling spotlights.

## LOWER GROUND FLOOR

### LOUNGE

The attractive light filled spacious lounge with UPVC double glazed bay window overlooking the rear garden, briefly comprising, fire surround and hearth and living flame electric fire, large built in storage cupboard, radiator, carpeted flooring, and ceiling light point. The lounge allows access to bedroom four/study.



### BEDROOM FOUR/STUDY

Bedroom four/study with UPVC double glazed frosted window overlooking the front of the property, briefly comprising, large built in storage cupboard, radiator, carpeted flooring, and ceiling light point.

## WC

The WC, briefly comprises, pedestal sink with chrome mixer tap, low level WC, radiator, ceramic floor tiles, and ceiling light point.

## EXTERNAL

Externally the property boasts a private block paved drive allowing parking for one vehicle, along with an attractive rear South facing garden with Indian stone patio area and artificial lawn with planted borders.

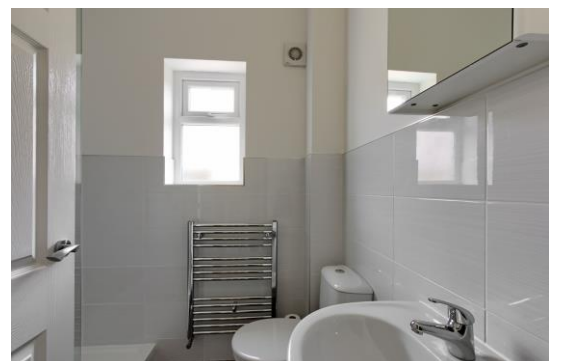
## ADDITIONAL INFORMATION

Tenure = Leasehold

No onward chain

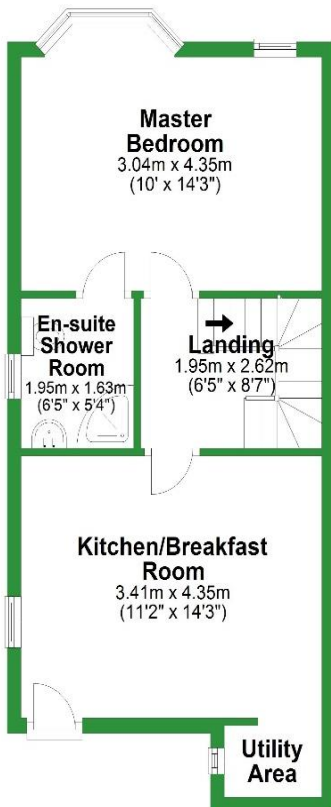
Located in a conservation area

The loft is boarded with access ladder and light



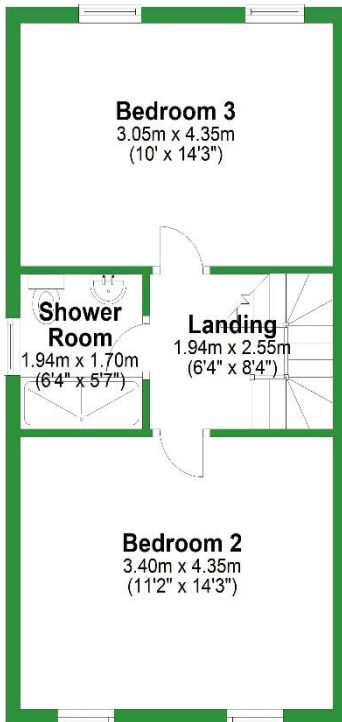
## Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)

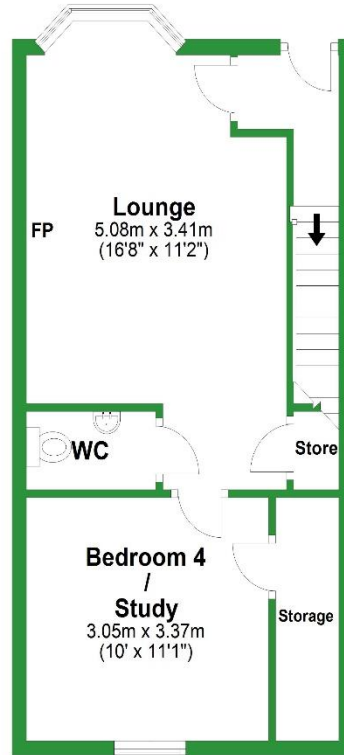


## First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 112.5 sq. metres (1210.7 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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