



*15 St Annes Street
Padiham
Offers in the Region of: £77,500*





15 St Annes Street, Padiham

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

Briefly comprising, entrance hall, dining room, spacious lounge, and kitchen on the ground floor, along with two bedrooms and bathroom on the first floor.

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



ENTRANCE HALL

A composite entrance door opens into the entrance hall, briefly comprising, carpeted flooring, and ceiling light point.

DINING ROOM

The dining room with UPVC double glazed window overlooking the front of the property, briefly comprising, fireplace and hearth with living flame gas fire, radiator, carpeted flooring, and ceiling light point.

LOUNGE

The lounge with UPVC double glazed window overlooking the rear of the property, briefly comprising, wall mounted living flame gas fire, under-stairs storage cupboard, radiator, carpeted flooring, 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, ceramic tile splash-backs, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, Indesit electric oven and Belling four ring electric hob, overhead extractor, Biasi combination boiler, space and plumbing for a washing machine, space for a freestanding fridge freezer, radiator, ceramic floor tiles, and ceiling light point. A UPVC stable door allows access into the enclosed rear yard.

BEDROOM ONE

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

BEDROOM TWO

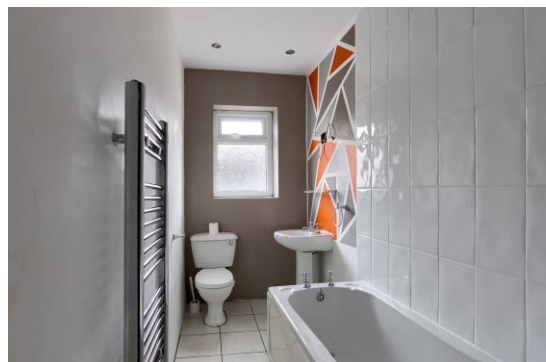
Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BATHROOM

The bathroom with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap, large corner shower enclosure with chrome thermostatic shower and eight body jets, pedestal sink with chrome taps, low level WC, ceramic wall tiles, radiator, ceramic floor tiles, and chrome ceiling spotlights.

EXTERNAL

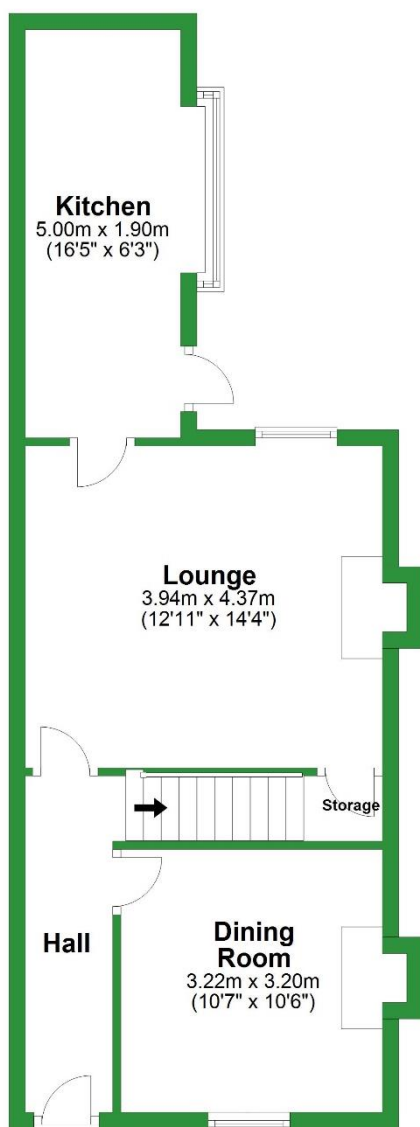
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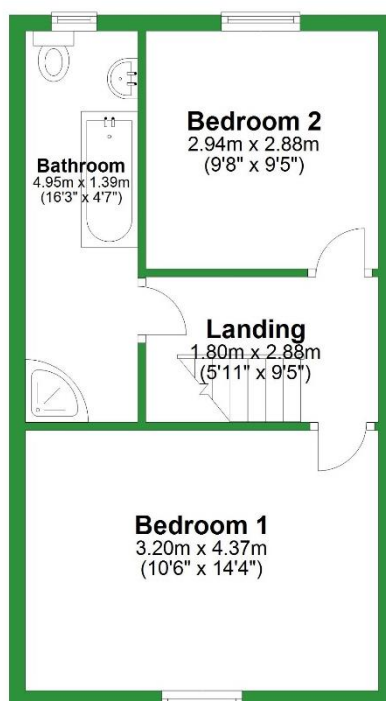
Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 80.0 sq. metres (860.9 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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