



*63 Milton Street
Padiham
Offers in The Region Of: £99,950*



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63 Milton Street, 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 porch, entrance hall, dining room, lounge, and kitchen on the ground floor, along with three bedrooms and modern family bathroom on the first floor. Externally the property has an attractive forecourt garden to the front and an enclosed yard to the rear.



OVERVIEW

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 porch, entrance hall, dining room, lounge, kitchen, and conservatory on the ground floor, along with three bedrooms and modern family bathroom on the first floor.

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

ENTRANCE PORCH

A composite entrance door opens into the entrance porch, briefly comprising, dado rail, laminate flooring, and ceiling light point.

ENTRANCE HALL

The entrance hall, briefly comprises, covered radiator, dado rail, laminate flooring, and ceiling light point.

DINING ROOM

The dining room with UPVC double glazed bay window overlooking the front of the property, briefly comprising, built in window seat with storage, built in under-stairs storage cupboard, radiator, carpeted flooring, and ceiling light point.

LOUNGE

The lounge with UPVC double glazed window overlooking the rear of the property, briefly comprising, Oak mantle and stone hearth with Tiger cast iron multi fuel wood burner, radiator, laminate flooring, and ceiling light point.

KITCHEN

The kitchen with UPVC double glazed window overlooking the enclosed rear yard, briefly comprising, a range of neutral gloss 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, electric combination oven, Lamona stainless steel four ring gas hob, stainless steel overhead extractor, Lamona slimline dishwasher, space and plumbing for a washing machine, space for a freestanding fridge freezer, ceramic floor tiles, and chrome spot lights. A UPVC part glazed 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, large built-in wardrobe, 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.

BEDROOM THREE

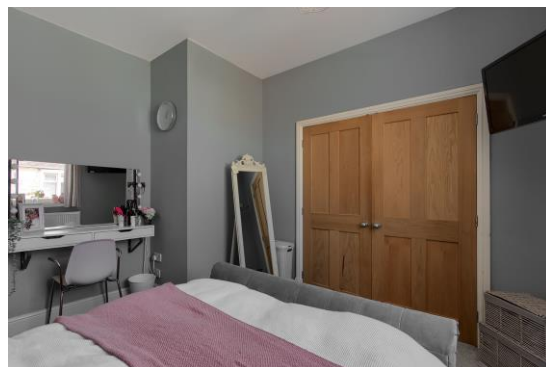
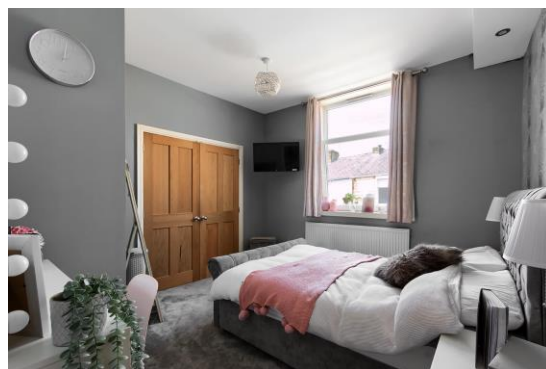
Bedroom three with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BATHROOM

The modern bathroom, briefly comprising, panelled bath with chrome mixer tap, shower enclosure with chrome thermostatic shower with oversized rainfall head, grey gloss vanity unit with ceramic bowl sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, chrome towel warmer, ceramic floor tiles with underfloor heating, and chrome ceiling spotlights.

EXTERNAL

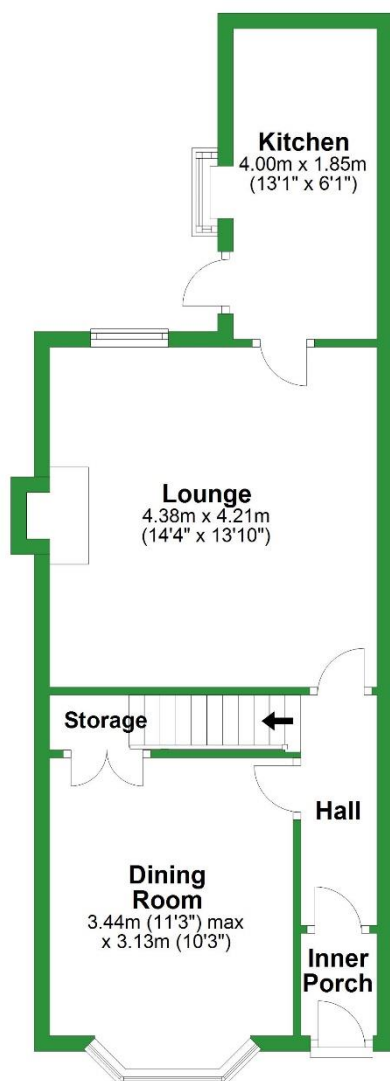
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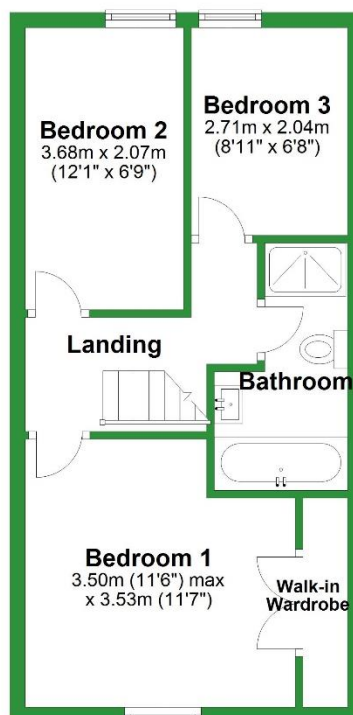
Ground Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



Total area: approx. 82.6 sq. metres (889.4 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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