



*2 Bendwood Court
Padiham
Offers in The Region Of: £117,500*





2 Bendwood Court, Padiham

A well-presented ground floor two-bedroom apartment with parking space, conveniently situated in the heart of Padiham, close to local amenities and transport links.

Briefly comprising, entrance hall, lounge, kitchen, master bedroom with en suite bathroom, a further bedroom, and spacious bathroom.

Externally the property benefits from a gated private car park with one allocated parking space, along with a communal patio area.



ENTRANCE HALL

The entrance hall, briefly comprises, built in storage cupboard, radiator, carpeted flooring, ceiling coving and chrome ceiling spotlights.

OPEN PLAN LOUNGE/KITCHEN

The spacious light filled open plan lounge/kitchen with UPVC French doors and two UPVC double glazed windows, the lounge area briefly comprises, two radiators, carpeted flooring, ceiling coving, and ceiling light point.

The kitchen area, briefly comprises, a range of base and wall mounted units with complementary laminate work surfaces, stainless steel sink with chrome mixer tap, integrated Ieka appliances, comprising, electric oven, stainless steel four ring gas hob, stainless steel overhead extractor, fridge freezer, and dishwasher, Hotpoint washing machine, vinyl flooring, and chrome ceiling spotlights.

MASTER BEDROOM WITH EN-SUITE BATHROOM

A well-presented spacious bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, ceiling coving, and ceiling light point.

The en-suite bathroom, briefly comprises, P shaped panelled bath with chrome mixer tap and 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.

BEDROOM TWO

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

BATHROOM

A spacious bathroom briefly comprising, P shaped panelled bath with chrome mixer tap and chrome thermostatic shower, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, vinyl flooring, and chrome ceiling spotlights.

EXTERNAL

Externally the property benefits from a gated private car park with one allocated parking space, along with a communal patio area.

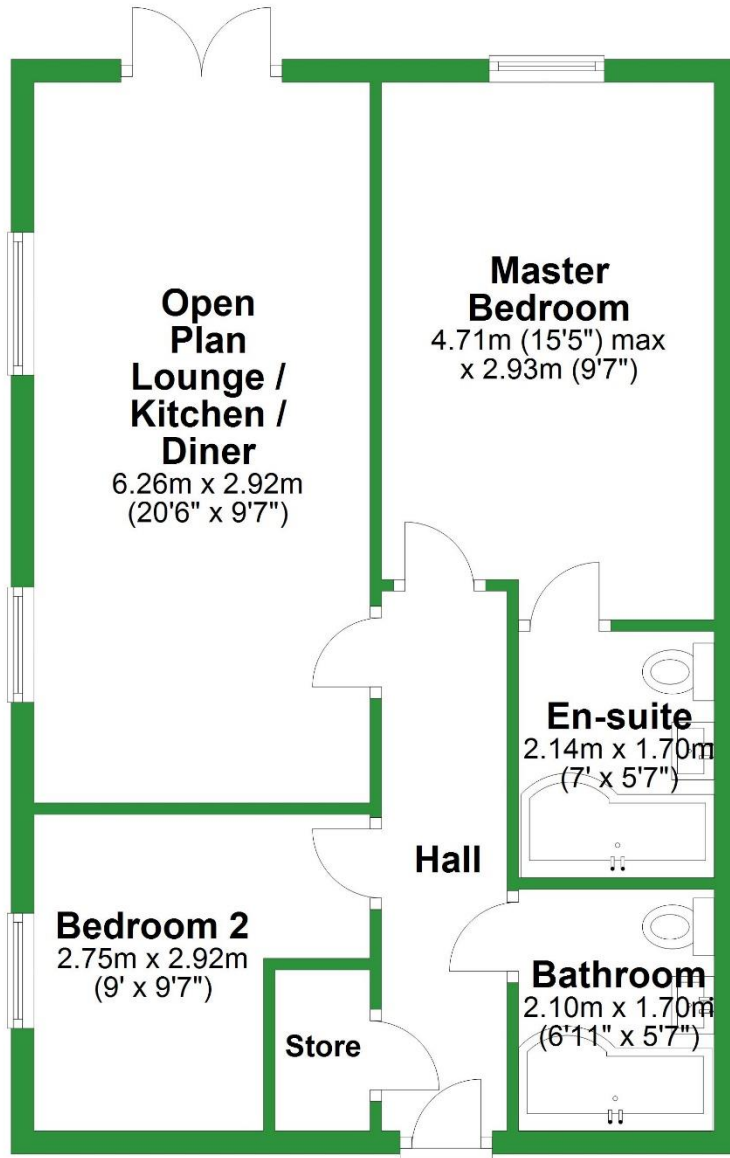
ADDITIONAL INFORMATION

A monthly management charge of £66.33 per month applies for maintenance of the development and communal areas.



Ground Floor

Approx. 53.7 sq. metres (577.9 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 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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