

Windermere Road,
Padiham,
Lancashire.

79,950



- Front and rear gardens
- Off road parking
- Potential for improvement



Ref: PRA10198

Viewing Instructions: Strictly By Appointment Only

General Description

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

The property requires modernisation to create a lovely family home.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

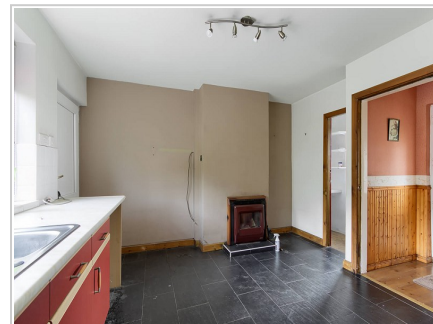
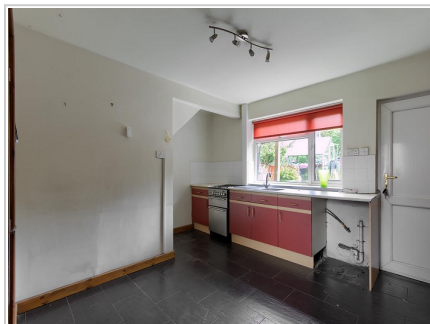
EPC Rating:32

Tenure

We are informed that the tenure is Freehold

Council Tax

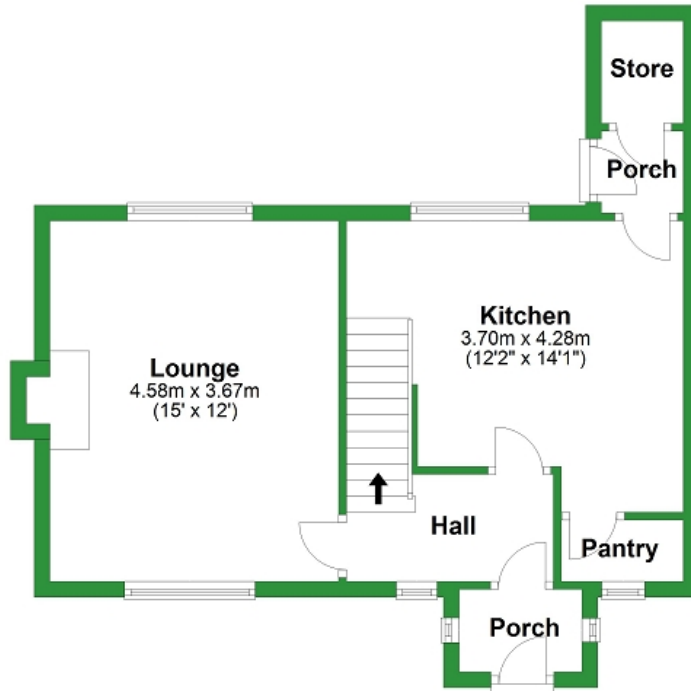
Band A





Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)

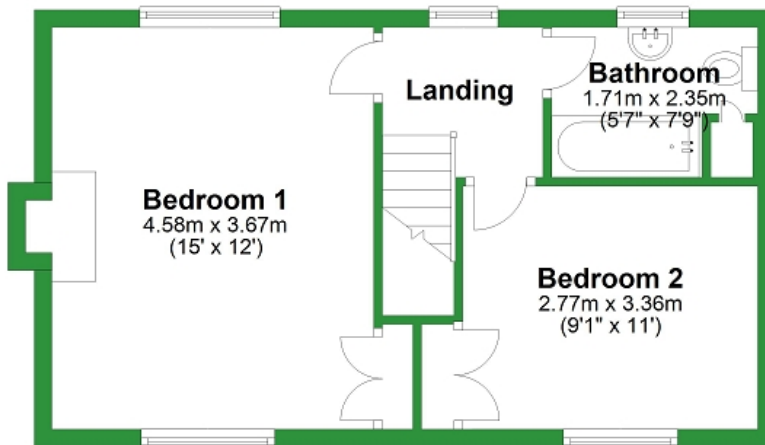


Total area: approx. 77.6 sq. metres (835.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

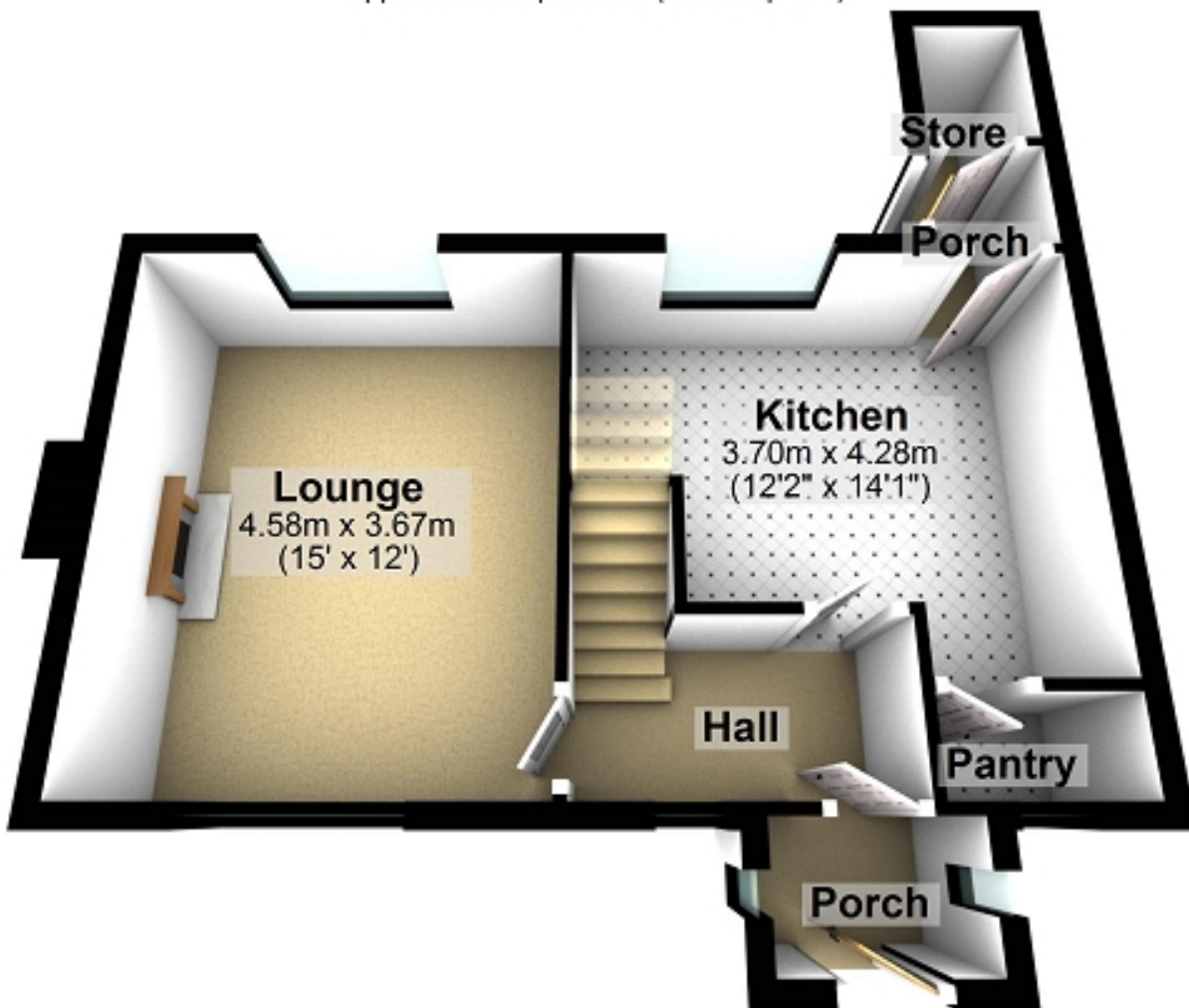
First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



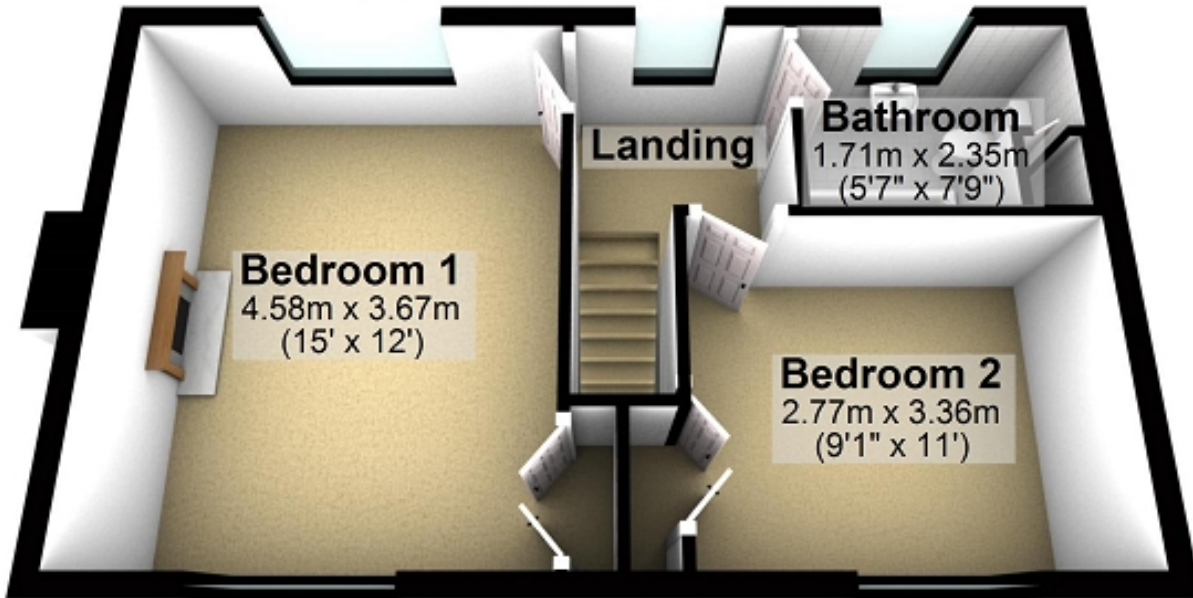
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.