



*18 Orchard Avenue,  
Padiham  
Offers In The Region Of: £ 132,000*



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



## *18 Orchard Avenue, Padiham*

An immaculately presented two-bedroom property, conveniently situated for local amenities and transport links.

Briefly comprising, entrance hall, downstairs cloakroom wc, open plan kitchen diner, master bedroom with en suite, a further bedroom, loft, and modern family bathroom.

Externally the property has the potential of two reserved parking spaces along with an attractive low maintenance rear garden.



## ENTRANCE

Entrance to the property is gained to the rear of the properties parking space to the front. Once inside the property there is a hallway that provides access to the downstairs wc and the lounge

## RECEPTION ROOM & KITCHEN

Located on the ground floor of the property is a spacious reception room that comprises of the kitchen and the main lounge area. The reception provides the main family living area for the property and there is carpeted flooring throughout. This room benefits from immensely from the natural light gained from the large bi-folding doors that lead into the garden. This room also has two good sized radiators, ceiling light points and the staircase to the first floor.

The kitchen comprises of a range of wall and base units with complementary worktops. There is integrated fridge freezer, washing machine as well as an oven and four-point gas hob. The kitchen also benefits from a stainless-steel wash basin and houses the properties Vaillant boiler.



## CLOAKROOM

Off the main hallway is a two-piece wc comprising of a low level wc, wall mounted hand wash basin and a heated towel rail.



Access to the the first floor is gained via the staircase located in the lounge. Once upstairs there is a good-sized landing that provides access to all of the first-floor rooms.

## MASTER BEDROOM WITH EN SUITE SHOWER ROOM

A Spacious light filled master bedroom with a large UPVC double glazed window, carpeted flooring, and a central ceiling light point.



The contemporary en suite shower room, briefly comprises, walk in shower enclosure with an electric shower, pedestal wash basin, low level WC, porcelain wall and floor tiles, chrome towel warmer and chrome ceiling spotlights.



## BEDROOM TWO

The second bedroom is located to the rear of the property and has ample space for a double bed. There is carpeted flooring throughout, a uPVC window, radiator and a built-in storage cupboard.

## BATHROOM

Located directly to the top of the stairs the three-piece bathroom suite comprises of a panelled bath with shower attachment, low level wc and a pedestal wash basin. The bathroom also benefits from a heated towel rail and inset ceiling spotlights

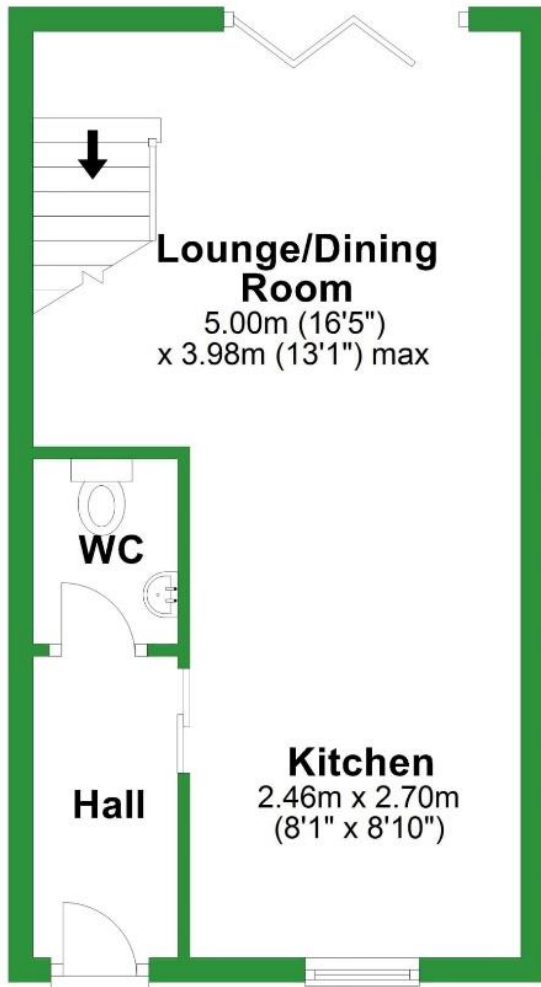


## EXTERNAL

To the rear of the property is an attractive rear garden that has a combination of paved, decking and AstroTurf flooring. The garden has access to sunlight throughout the day and there is also a good-sized storage shed.

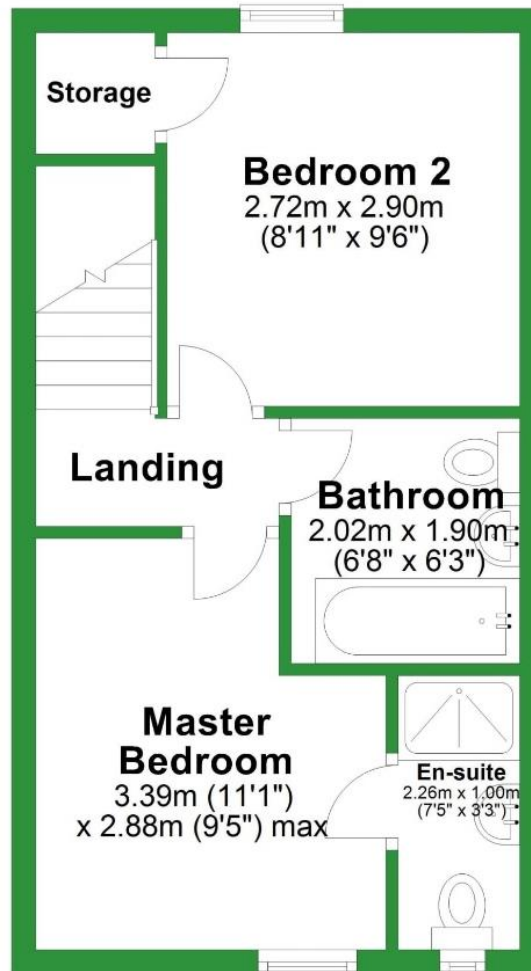
## Ground Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



## First Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



Total area: approx. 60.2 sq. metres (647.7 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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