



*3 St Giles Street
Padiham
Offers In The Region Of: £159,950*





3 St Giles Terrace, Padiham

An immaculately presented, three-bedroom, traditional mid terrace home, conveniently located in a popular area of Padiham, while being close to local amenities and major transport links.

The property has been fully refurbished and extended by the current owners, to create a stunning family home.

Briefly comprising, entrance hall, lounge, open plan kitchen/dining room on the ground floor, two bedrooms and spacious family bathroom on the first floor, along with a third bedroom on the second floor. Externally the property has an attractive forecourt garden to the front, along with an enclosed rear yard laid with Indian stone paving and a delightful, elevated garden area with artificial lawn area and Indian stone patio area with wooden storage shed.



ENTRANCE HALL

A composite entrance door opens into the welcoming entrance hall, briefly comprising, first floor staircase, radiator, laminate flooring, two ceiling light points.

LOUNGE

The lounge with UPVC double glazed window overlooking the front of the property, briefly comprising, Sandstone mantle and hearth with cast iron multi fuel wood burner, built in storage cupboard, radiator, laminate flooring, two wall light points, ceiling light point and white ceiling spotlights.

KITCHEN/DINING ROOM

The spacious open plan kitchen/dining room with impressive lantern roof and UPVC double-glazed window overlooking the rear of the property, briefly comprising, a range of base and wall mounted units and breakfast bar with complementary Quartz work surfaces with raisers, stainless steel sink with drainer and chrome mixer tap, Beko range cooker, stainless steel overhead extractor, stainless steel fridge freezer, Beko dishwasher, space and plumbing for a washing machine and tumble dryer, stunning Sandstone fireplace and hearth with cast iron multi fuel wood burner, under-stairs storage cupboard radiator, laminate flooring, two wall light points, radiator and ladder radiator, four wall light points, ceiling light point and white ceiling spotlights.

The properties Main combination boiler is neatly housed in one of the wall mounted units.

A composite door allows access out into the enclosed rear yard.

BEDROOM ONE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, grey fitted floor to ceiling wardrobes, ladder radiator, carpeted flooring, and white ceiling spotlights.

BEDROOM TWO

A single bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, built in desk with concrete effect laminate work surface and storage cupboards, radiator, carpeted flooring, and white ceiling spotlights.

BEDROOM THREE

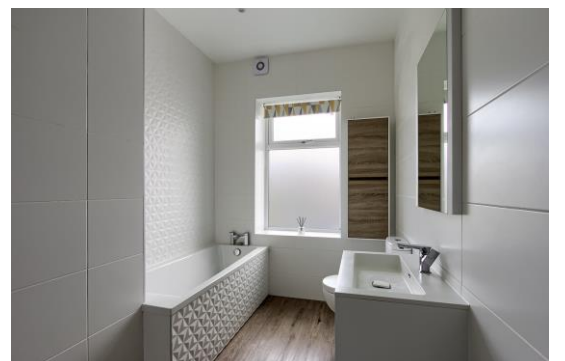
Located on the second floor a spacious double bedroom with UPVC Velux roof window briefly comprising, fitted white gloss eaves wardrobes, dressing table and chest of drawers, radiator, carpeted flooring, and white ceiling spotlights.

BATHROOM

A generously proportioned bathroom with UPVC double glazed frosted window, briefly comprising, large bath which is attractively box framed with ceramic tiles and chrome mixer tap, double shower enclosure with chrome thermostatic shower with oversized rainfall head, vanity unit housing the ceramic sink with chrome mixer tap, low level WC, wall mounted storage cabinet, ceramic wall tiles, chrome towel warmer, laminate flooring, and white ceiling spotlights.

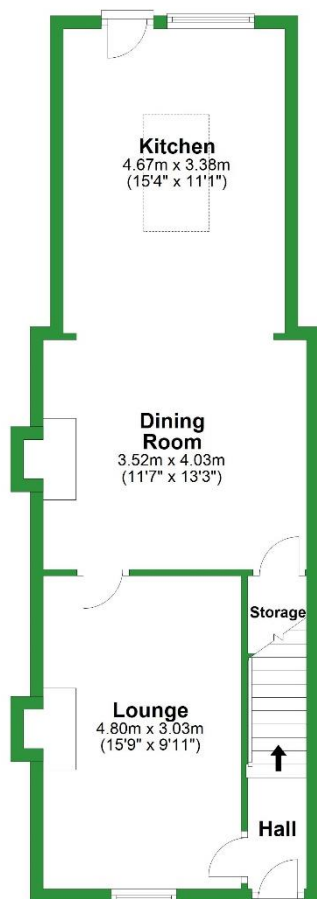
EXTERNAL

Externally the property has an attractive forecourt garden to the front, along with an enclosed rear yard laid with Indian stone paving and a delightful, elevated garden area with artificial lawn area and Indian stone patio area with wooden storage shed.



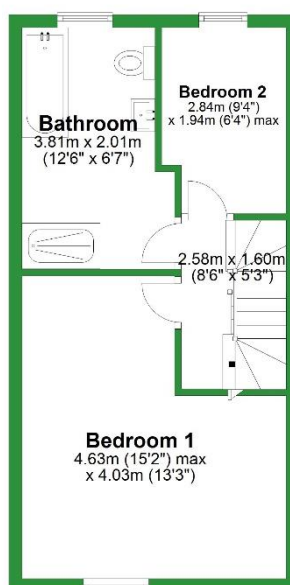
Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)

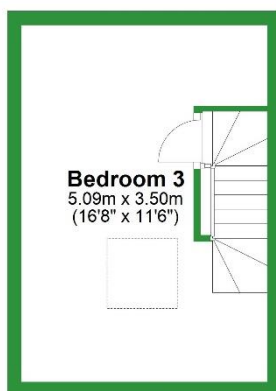


Total area: approx. 101.8 sq. metres (1095.4 sq. feet)

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

Second Floor

Approx. 17.8 sq. metres (191.5 sq. feet)



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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