



44 Bridge Street, Padiham, Burnley,
Lancashire BB12 8LA



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale this impressive character property situated just outside of Padiham town centre and overlooking Padiham Memorial Park. The generous, double fronted accommodation is in need of some cosmetic updating but comprises of: two large, separate reception rooms, separate dining room, a fitted 'galley' kitchen, downstairs shower room, two double bedrooms to the first floor and a fitted three piece bathroom suite. The property boasts low maintenance gardens to the front and side, with a paved patio area immediately to the front. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Impressive character property
- Popular location just outside of Padiham town centre
- Overlooking Padiham Memorial Park
- Doubled fronted accommodation on offer
- Two large reception rooms with a separate dining room
- Fitted galley kitchen
- Downstairs W/C
- Two first floor double bedrooms
- Three piece bathroom
- Low maintenance gardens to the front and side
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

with access to both ground floor reception rooms and staircase off leading to the first floor.

Sitting Room

4.1m x 3.66m (13' 5" x 12' 0") a large welcoming reception room with a radiator.

Lounge

3.62m x 4.1m (11' 11" x 13' 5") a second generous reception room with radiator and access to the large understairs storage cupboard.

Dining Room

2.37m x 1.94m (7' 9" x 6' 4") giving access through to the kitchen and offering ample dining space.

Kitchen

3.77m x 2.33m (12' 4" x 7' 8") maximum measurement. Fitted with a range of wall and base units that boast a complimentary rolled edge working surface that incorporates a one bowl sink and drainer. Ample space for appliances, splash back tiled to compliment and doorway through to:

Rear Hallway

with a Upvc door leading to outside an doorway through to:

Downstairs Shower Room

0.82m x 2.33m (2' 8" x 7' 8") fitted with a three piece suite comprising of a low level W/C, pedestal wash basin and shower cubicle. Splash back tiled to compliment.

First Floor

Bedroom One

4.1m x 3.66m (13' 5" x 12' 0") a generous bedroom with a feature cast iron fireplace.

Bedroom Two

3.62m x 4.10m (11' 11" x 13' 5") a spacious second double bedroom with built in wardrobe and feature gas fire fireplace.

Bathroom

accessed off the second bedroom and fitted with a three piece suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over.



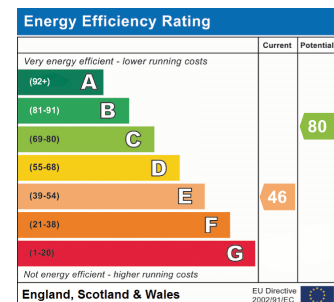
Outside

Outside

the property boasts well maintained gardens to the front and side. There is some mature planting, paved patio areas and impressive views onto the local park.

Additional Information

According to gov.uk the property is on a leasehold title. Ultrafast broadband is available and there mobile coverage offered by a number of providers. According to offcom. The area is considered a low risk for surface water flooding.



FLOORPLAN

Bridge Street, Padiham

Total Area: 93.6 m² ... 1007 ft²

All measurements are approximate and for display purposes only.

JONSIMON
ESTATE AGENTS

GROUND FLOOR



FIRST FLOOR

