



# 15 Wasdale Close, Padiham, Burnley, Lancashire. BB12 8NJ

- Impressively refurbished at the expense of the local authority
- Offered for sale with no onward chain - vacant possession
- Semi detached home
- One welcoming reception room
- Eye catching modern fitted kitchen
- Downstairs W/C
- Three first floor bedrooms
- Brand new three piece shower room
- Warmed by gas central heating
- Upvc double glazed throughout
- Early viewing a must!





## PROPERTY DESCRIPTION

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Having been impressively refurbished at the expense of the local authority, this three bedroom semi detached home is sure to catch the eye of any growing family. Located on a quiet cul-de-sac the generous accommodation comprises of: one welcoming reception room, an eye catching modern kitchen with an integrated four ring gas hob and oven, downstairs W/C, three first floor bedrooms and a brand new three piece shower room. There are low maintenance gardens found to the front and rear both having artificial turf and the rear boasting a paved patio. Offered for sale with no onward chain. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

with a staircase off leading to the first floor, and access to all ground floor rooms.

#### Sitting Room

a generous reception room with a box bay Upvc double glazed window to the front, and a radiator.

#### Kitchen

a brand new range of modern fitted wall and base units that boast a rolled edge working surface incorporating a one bowl sink and drainer. There is an integrated four ring gas hob and oven with cooker hood over with ample space for further appliances. Tiled to compliment, Upvc double glazed window to the rear and door leading to outside.

#### Downstairs W/C

a low level W/C with pedestal wash hand basin and tiled to compliment.

### First Floor

#### Bedroom One

a large main bedroom with a Upvc double glazed window to the front and a radiator.

#### Bedroom Two

with a Upvc double glazed window to the rear and a radiator.

#### Bedroom Three

with a Upvc double glazed window and a radiator.

### Shower Room

a brand new three piece suite comprising of a low level W/C, pedestal wash basin and shower cubicle with tiling to compliment.

### Outside

#### Garden

the property boasts low maintenance gardens to the front and rear both having artificial turf with the rear having a patio immediately joining the back of the property.

### Additional Information

#### Further Information

the property is on a freehold title and is located in an area considered low risk for surface water flooding.

Broadband and mobile coverage is provided by a number of suppliers, and ultrafast is available.



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