



176 Burnley Road, Padiham, Burnley,  
Lancashire BB12 8SJ



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This sizeable mid terrace home is found just a short walk from Padiham town centre, and all its amenities. The accommodation is spread over two storeys and comprises of: two separate reception rooms, a fitted kitchen, three piece downstairs bathroom suite, three well proportioned bedrooms to the first floor and a modern three piece shower room. To the rear is a sizeable, low maintenance yard, ideal for catching the afternoon sun. The property is warmed by gas central heating. EPC - E. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Popular central location - walking distance to Padiham town centre
- Sizeable living accommodation on offer
- All the relevant certificates are in place
- Two generous, separate reception rooms
- Fitted Kitchen
- Downstairs three piece bathroom suite
- Three first floor bedrooms
- Modern three piece shower room
- Low maintenance rear yard, ideal for catching the afternoon sun
- Warmed by gas central heating
- EPC - E
- Council Tax - Band A
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Lounge

3.46m x 3.17m (11' 4" x 10' 5")

#### Sitting Room

4.32m x 4.24m (14' 2" x 13' 11")

#### Kitchen

3.98m x 1.77m (13' 1" x 5' 10")

#### Downstairs Bathroom

1.96m x 1.68m (6' 5" x 5' 6")

### First Floor

#### Bedroom One

4.31m x 4.25m (14' 2" x 13' 11")

#### Bedroom Two

2.5m x 2.17m (8' 2" x 7' 1")

#### Bedroom Three

2.5m x 2.09m (8' 2" x 6' 10")

#### Shower Room

1.76m x 1.35m (5' 9" x 4' 5")



### Outside

#### Yard

### Outside

#### Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is £1.05.

Mobile and broadband coverage is offered by a number of companies, and ultrafast is available.

The property is located in an area considered to be low risk for surface water flooding.

Council Tax - Band A

EPC - E

