



20 Slade Lane, Padiham, Burnley,
Lancashire BB12 9AA



PROPERTY DESCRIPTION

Occupying a prominent, elevated position this three bedroom semi detached home is offered for sale with vacant possession, and offers any willing purchaser a blank canvas to make their own. The generous accommodation is in need of some cosmetic but comprises of: two sizeable reception rooms - the front being bay fronted, a fitted kitchen with rear porch, three well proportioned first floor bedrooms and a three piece bathroom suite. The property comes with well maintained gardens to the front and rear, and a driveway providing ample off road parking. Located only a short drive from the local motorway network and sure to catch the eye of any growing family. EPC - TBC. Council Tax - Band C. Early viewing is considered a must!

FEATURES

- Prominent elevated position
- Offered for sale with vacant possession - no onward chain
- Located within close proximity to the local motorway network
- In need of some cosmetic updating
- Two generous reception rooms - the front having an eye catching bay window
- Fitted kitchen and rear porch
- Three well proportioned bedrooms to the first floor
- Fitted three piece bathroom suite
- Well maintained gardens to the front and rear
- Driveway providing off road parking
- EPC - TBC
- Council Tax - Band C
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

Rear Porch

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Outside

Garden

Further Information

Further Information

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

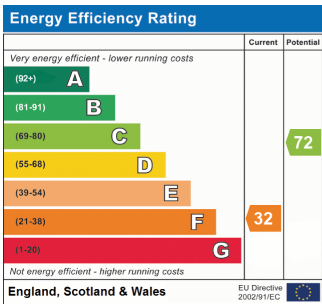
The annual ground rent is believed to be £1.05.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

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

EPC - TBC

Council Tax - Band C



FLOORPLAN

JON SIMON
ESTATE AGENTS

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All measurements are approximate and for display purposes only

