



*9 Wheat Street
Padiham
Offers in the Region of: £89,950*



Tel: 01282 772048 Web: www.pendlehillproperties.co.uk Email: info@pendlehillproperties.co.uk
Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



9 Wheat Street, Padiham

A newly refurbished, immaculately presented traditional two-bedroom plus attic room mid terrace property, conveniently located in a popular area of Padiham, within easy reach to local amenities and major transport links.

With a high specification renovation, new kitchen, new bathroom, insulation, rewire and new central heating system, along with an open plan ground floor layout, creating a stunning home.

Briefly comprising, entrance vestibule, lounge, and kitchen/dining room on the ground floor, and two bedrooms and bathroom on the first floor, along with a spacious attic room on the second floor.

Externally the property has a forecourt garden to the front and an enclosed rear yard.



ENTRANCE

A composite entrance door opens into the entrance vestibule, allowing access into the lounge.

LOUNGE

The spacious lounge with UPVC double glazed window to the front of the property, briefly comprising, recessed alcove to chimney breast, built in storage cupboard, radiator, carpeted flooring, and ceiling light point. The lounge allows open access into the kitchen/dining room.



KITCHEN/DINING ROOM

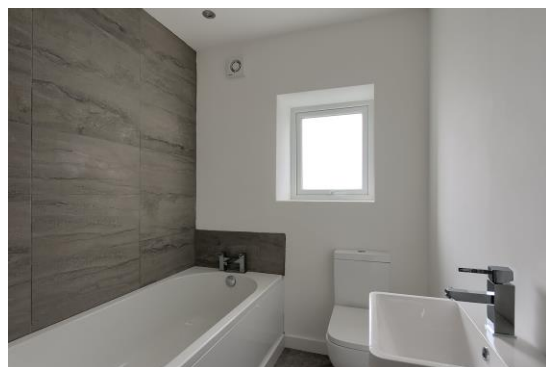
An open plan kitchen/dining room with UPVC double glazed window overlooking the rear of the property. The kitchen area, briefly comprises, newly installed kitchen with a range of grey gloss base and wall mounted units and breakfast bar with complementary laminate work surfaces, sink with drainer and chrome mixer tap, Hotpoint electric oven and grill, Russell Hobs five ring gas hob and overhead extractor, space and plumbing for washing machine, space for a free-standing fridge freezer, vinyl flooring, brushed chrome ceiling spotlights. The properties Baxi combination boiler is neatly housed in one of the wall mounted units.



The dining area, briefly comprises, Oak balustrade first floor staircase, recessed alcove to chimney breast, understairs storage cupboard, two radiators, carpeted flooring, and ceiling light point.

BEDROOM ONE

A spacious bright double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, carpeted flooring, radiator, and ceiling light point.



BEDROOM TWO

A single bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, carpeted flooring, radiator, and ceiling light point.



BATHROOM

A newly installed modern bathroom, briefly comprising, large panelled bath with chrome mixer tap and thermostatic shower with oversized rainfall head, white vanity unit housing the ceramic wash hand basin with chrome mixer tap, pedestal sink with chrome mixer tap, low level WC, porcelain wall tiles, radiator, and brushed chrome ceiling spotlights.

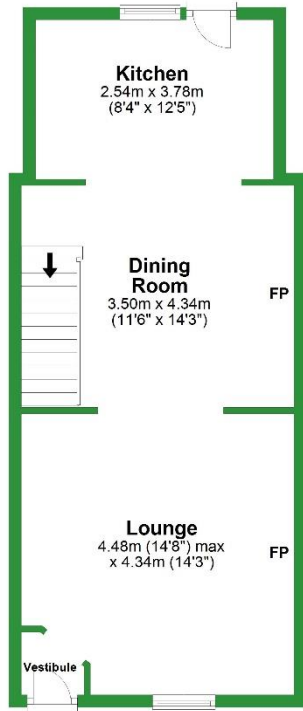


EXTERNAL

To the front of property there is an attractive forecourt garden and an enclosed yard to the rear of the property.

Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)

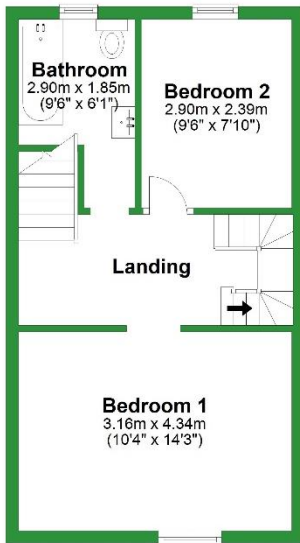


Total area: approx. 109.3 sq. metres (1176.7 sq. feet)

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

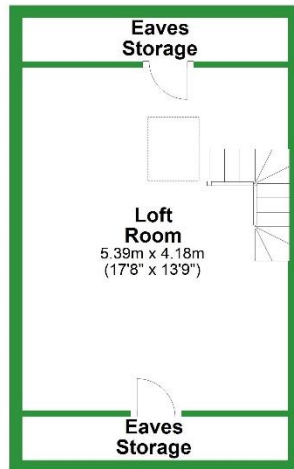
First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Second Floor

Approx. 29.0 sq. metres (312.7 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.

154 Whalley Road Read Burnley Lancashire BB12 7PN

e info@pendlehillproperties.co.uk callum@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



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