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90 Kiddrow Lane  
Padiham  
BB12 6LH



## For Sale

- Extended Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Bay Window
- Fitted Kitchen

## Offers Over £180,000

- Utility Room
- Near To Local Schools
- Perfect For a Growing Family
- Three-Piece Bathroom Suite
- Driveway For Multiple Cars



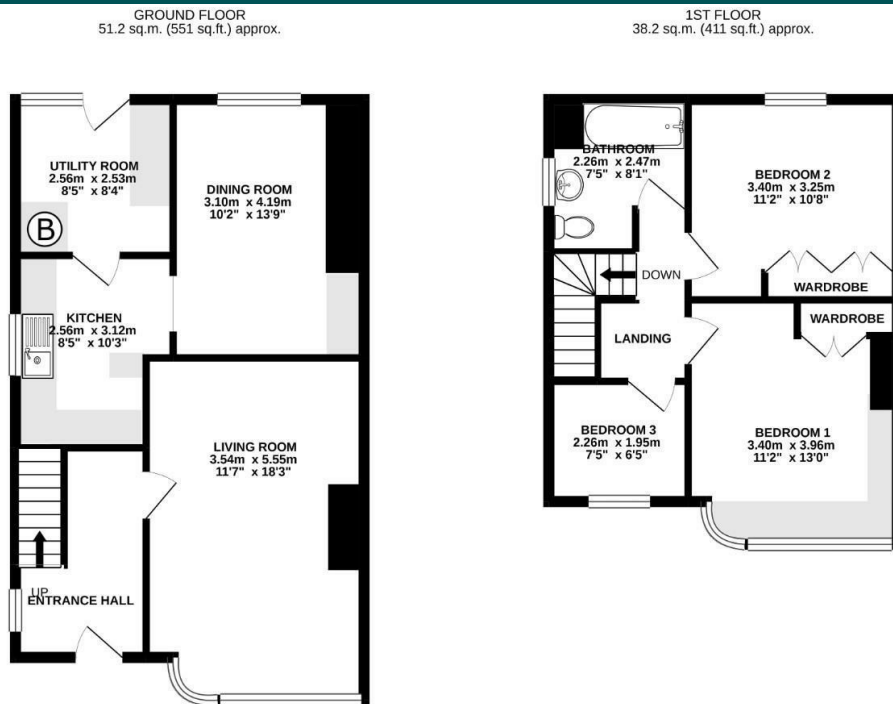
Extended three-bed semi-detached in the highly sought after area of Lowerhouse/Rosegrove. Perfect for a growing family and a close to local amenities, bus stops and a local schools.

Entering the property into the entrance hallway you have access to the first floor and a spacious living room with a huge curved bay window and French doors leading to the rear dining room.

The dining room has a useful storage unit set within the wall and an open doorway leading into the kitchen which has been fitted with matching wall, base and a drawer units with contrasting oak working surfaces. There is a utility room adjacent to the kitchen where the boiler is located and plumbing for a washing machine.

On the first floor there are two double bedrooms with fitted wardrobes and a generous sized single bedroom with a fitted dressing table. The family bathroom comprises low-level WC, pedestal hand wash basin and a paneled bath with an overhead mixer shower.

Externally there is a driveway for multiple cars, garden to the front and a patio area to the rear with steps down leading to a private laid-to lawn area.



TOTAL FLOOR AREA: 89.4 sq.m. (962 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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