

Because life is

Petty<sup>TM</sup>  
Real

1 Victoria Road  
Padiham  
BB12 8QZ



For Sale

- End-Terrace
- Three Bedrooms & Attic
- Cellar
- Three Reception Rooms
- Extended Terrace

Offers Over £150,000

- Four-Piece Bathroom Suite
- Family Home
- Close To Local Schools
- Near Transport Links
- Recently Renovated



Extended, three-bed stone-built end-terrace located in the Highly sought after area of Padiham. Close to local Schools, bus stops, Padiham Town Centre and transport links. The property is ideal for a growing family or a first time buyer looking to get a foothold on the property ladder.

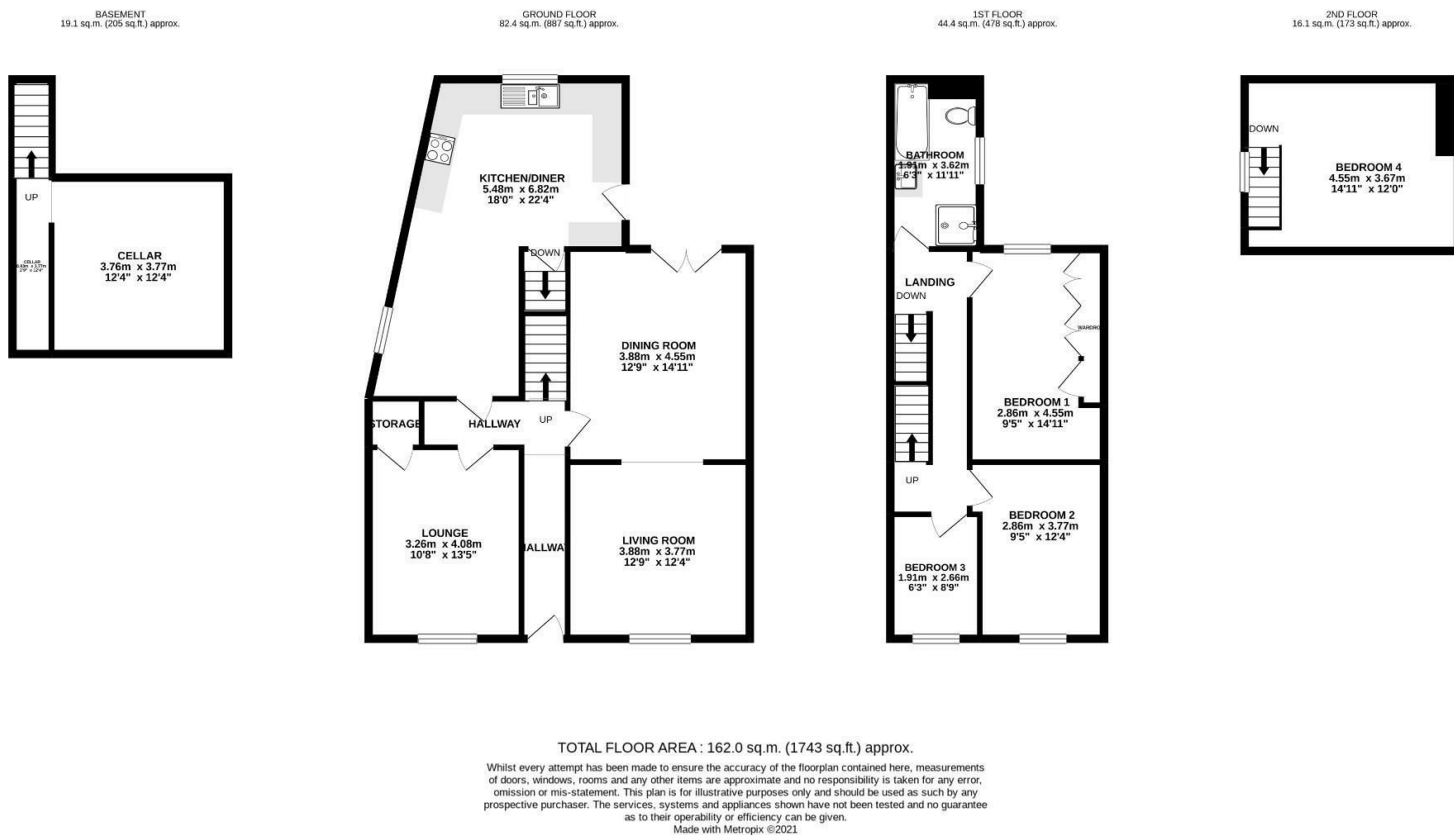
Entering the property into the hallway, this leads to the rear dining room which has patio doors leading out into the enclosed rear yard. There is an open plan layout leading through the dining room into the living room which benefits from a large bay window and a fitted gas fire.

To the rear is a fitted kitchen with matching wall, base and drawer units with contrasting working surfaces and a range of appliances such as electric hob, oven and sink/drain. There is a lounge which could be utilized as a dining room which also has a useful storage cupboard and also a cellar which can be accessed from the kitchen.

On the first floor there are two double bedrooms, one of which has fitted wardrobes. There is a generous sized single bedroom to the front of the property. The family bathroom is a four-piece suite and comprises low-level WC, cabinet hand wash basin, quadrant shower and a paneled bath.

On the second floor there is an attic room with plenty of eaves storage.

Externally there is a garden forecourt to the front and a enclosed rear yard.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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