

Because life is

Petty Real™

For Sale



13 Raleigh Street
Padiham
Burnley BB12 8SP

£65,000



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



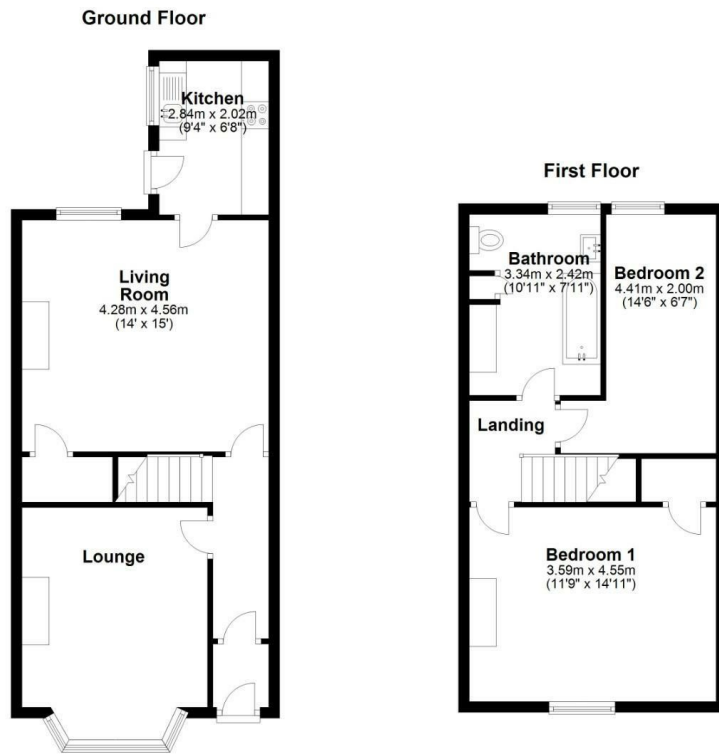
Key Features:

- Pleasant & Convenient Setting
- Two Reception Rooms
- Two Double Bedrooms
- Large Garden Forecourt
- Ideal For First Time Buyers
- Stone Built Terrace Property
- Separate Fitted Kitchen
- Three Bathroom Suite In White
- Enclosed Yard To The Rear
- For Sale By Auction

Tenure:
EPC Rating: D
Council Tax Band: A



2 BEDROOM House - Terraced



Main Description:

****For Sale by Modern Method of Auction; Starting Bid Price €65,000 plus Reservation Fee.****

Occupying a convenient and quiet backwater setting this two bedroom bay fronted mid terraced property presents a fabulous opportunity for first time buyers gaining a foothold on the property ladder or growing families.

The property is within comfortable walking distance of Padiham town centre, local bus routes, primary and secondary schools. The M65 motorway is a short distance away providing excellent commuting throughout East Lancashire.

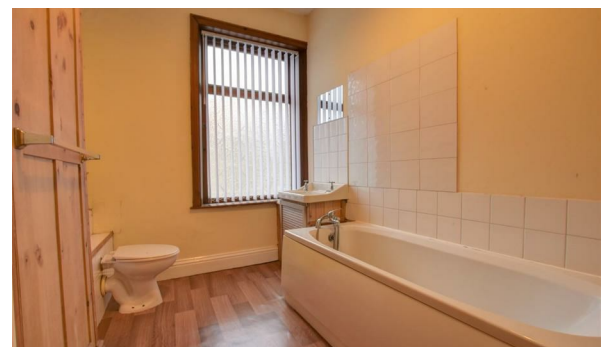
As you enter the property to the ground floor by the entrance vestibule, which provides access to the entrance hallway where there is a central flight staircase ascending to the first floor. The lounge is located to the front of the property and enjoys a feature bay window which provides an attractive aspect over the front garden forecourt which infused the room with an abundance of natural light. A coal effect living flame electric fire is set in a rustic pine feature fire surround providing a particular attractive focal point together with sanded and varnished floorboards.

The larger of the two reception rooms is positioned to the rear of the property together with useful under stairs storage.

The separate kitchen houses a arrangement on matching cabinetry and drawer units with coordinating working surfaces.

On the first floor there are two double bedrooms located to the front and rear of the property and a modern bathroom housing a three piece suite in white comprising of a low-level WC, pedestal hand wash basin, panel bath with glazed shower screen and mixer shower over with tile splash backs.

Externally there is a larger than average garden forecourt to the front and a L-shaped enclosed yard area to the rear.



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