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Sale



1 Victoria Road  
Padiham BB12 8QZ

£150,000



### Key Features:

- End-Terrace
- Cellar
- Extended Terrace
- Family Home
- Near Transport Links
- Four Bedrooms
- Three Reception Rooms
- Four-Piece Bathroom Suite
- Close To Local Schools
- Recently Renovated

Tenure: Leasehold  
EPC Rating: E  
Council Tax Band: B



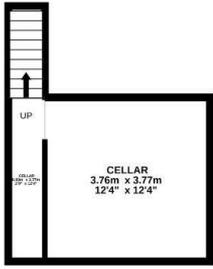
26 Manchester Road, Burnley, Lancashire, BB11 1HH  
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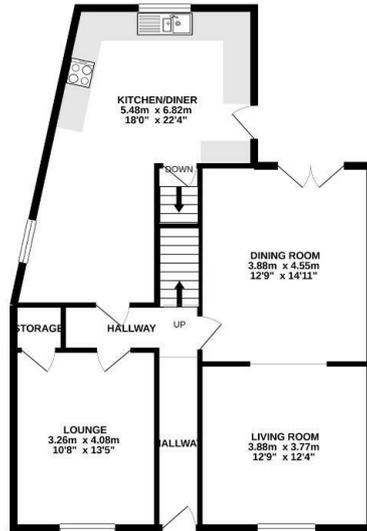
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# 4 BEDROOM House - Terraced

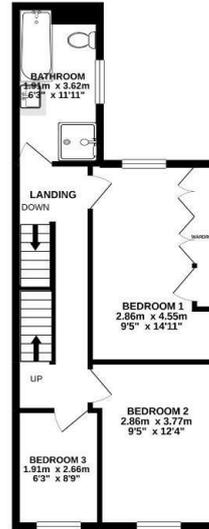
BASEMENT  
19.1 sq.m. (205 sq.ft.) approx.



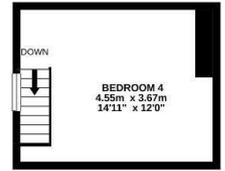
GROUND FLOOR  
82.4 sq.m. (887 sq.ft.) approx.



1ST FLOOR  
44.4 sq.m. (478 sq.ft.) approx.



2ND FLOOR  
16.1 sq.m. (173 sq.ft.) approx.



TOTAL FLOOR AREA: 162.0 sq.m. (1743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Main Description:

Extended, four-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/drainer. 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 additional bedroom with plenty of eaves storage.

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



**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