

Because life is

PettyTM
Real

49 Peel Street
Padiham
Burnley
BB12 8RP



For Sale

Asking Price £79,950

- Attention First Time Buyers / Investors.
- Available For Sale With No Onward Chain Delay.
- Two Bedroom Mid Terrace Property.
- Large Reception Room.
- Spacious Kitchen With Fitted Counters & Storage.
- Three Piece Bathroom.

- Rear Yard.
- Situated In The Heart Of Padiham Town Centre Close To Local Amenities.
- Excellent Transport Links: Just Off Major Bus Route & Short Drive To M65.
- Leasehold | Council Tax Band: A | EPC Rating: C.



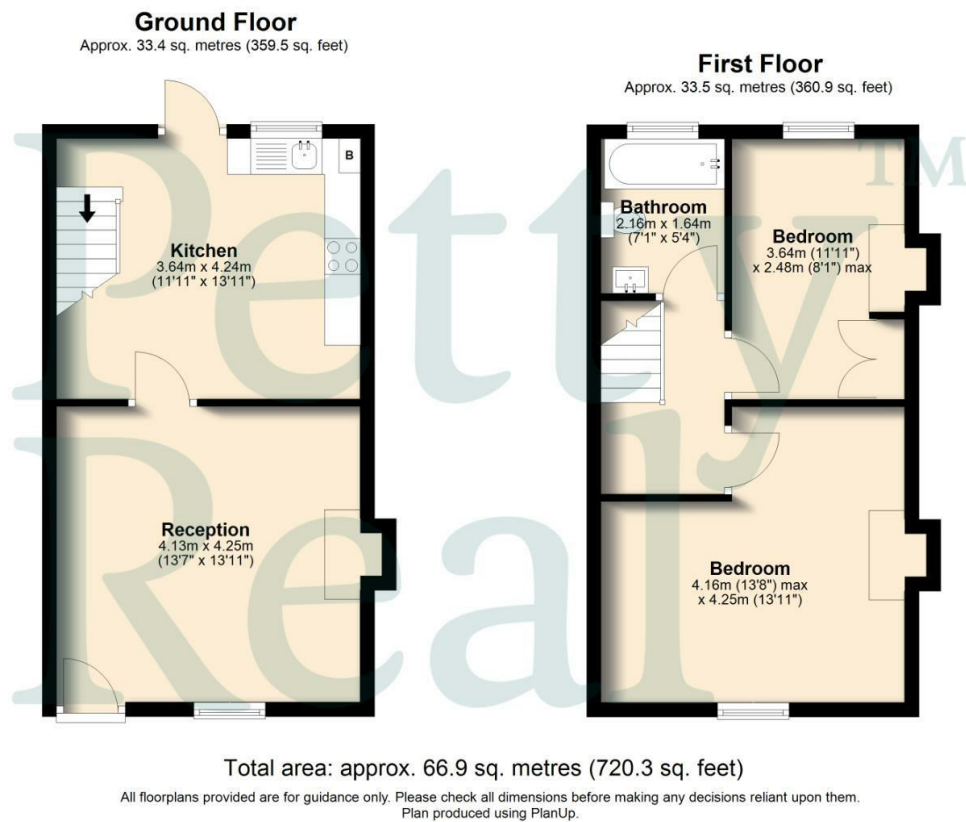
Petty Real are delighted to present for sale this well-positioned two bedroom property on Peel Street, Padiham, offered with no onward chain and ideal for first-time buyers and investors alike.

Upon entering, you are welcomed into a spacious front reception room, perfectly suited as the main living area with ample space for a large sofa, TV with stand and additional furniture. To the rear, the kitchen is clean and functional, featuring fitted worktops along the rear and right-hand walls. The sink is positioned beneath the window overlooking the rear yard, while the gas hob is located on the right wall, with a range of storage units below and partial wall-mounted cupboards above.

To the first floor, the property offers two well-proportioned bedrooms. The main bedroom is located at the front of the property, while the second bedroom sits to the rear and remains a generous size, benefitting from built-in wardrobe space adjacent to the chimney breast. This room is ideal for use as a child's bedroom, guest room or home office. Completing the accommodation is a three-piece bathroom suite comprising a bath with overhead shower, wash basin and WC.

Situated in the heart of Padiham town centre, the property enjoys excellent access to local amenities, along with highly regarded primary and secondary schools. A major bus route is just a couple of streets away, providing direct links to Burnley, Preston, Accrington, Colne and Blackburn. The M65 motorway is approximately a five-minute drive, with Manchester reachable in around 40–45 minutes.

Early viewing is highly recommended to avoid missing out on this fantastic opportunity.



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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