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Sale

15 Raleigh Street  
Padiham  
Lancashire BB12 8SP

£79,950



Offering a quiet backwater setting this stone built bay fronted mid terraced dwelling house occupies a level and convenient position. The spacious living accommodation is arranged over two floors which comprises briefly on the ground floor of a entrance hallway, two independent reception rooms and a modern fully fitted separate kitchen. On the first floor there are two double bedrooms to the front and rear of the property together with a modern three-piece bathroom suite in white. Externally the property enjoys a larger than average garden forecourt to the front and an enclosed L-shaped yard area to the rear.

### Key Features:

- BACKWATER SETTING
- FEATURE BAY WINDOW
- TWO RECEPTION ROOMS
- UPVC
- FABULOUS LOCATION
- FIRST TIME BUYERS
- GARDEN FORECOURT
- FITTED KITCHEN
- GFCH
- PRIVATE REAR YARD

**Tenure: Freehold**

**EPC Rating: D**

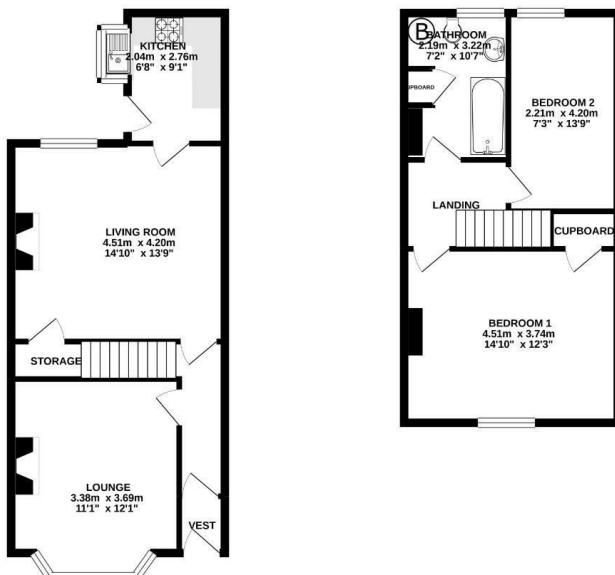
**Council Tax Band: A**



## 2 BEDROOM House - Terraced

**GROUND FLOOR**

**1ST FLOOR**  
39.1 sq. m. (420 sq. ft.) approx.



**TOTAL FLOOR AREA : 85.4 sq. m. (920 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 guarantees

## Main Description:

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 gas fire set in a stylish feature fire surround provided a particular attractive focal point.

The larger of the two reception rooms are located to the rear of the property where there is a coal effect gas fire set within an Adam style timber surround set on a marble effect stone hearth and matching insert. There is also useful additional under stairs storage.

For satnav purposes please use the postcode BB12 8SP.

The separate kitchen houses a modern L-shaped arrangement on matching wall base and drawer units with coordinating working surfaces there is a fan assisted electric oven with four ring gas hob and extractor over.

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.