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For Sale

36 The Shortlands
Padiham BB12 8NQ

£225,000



Key Features:

- Detached House
- Two Reception Rooms
- Fantastic Potential
- Highly Sought After Area
- Garage
- Four Bedrooms
- Utility Room
- Stunning Views
- Driveway
- En-Suite

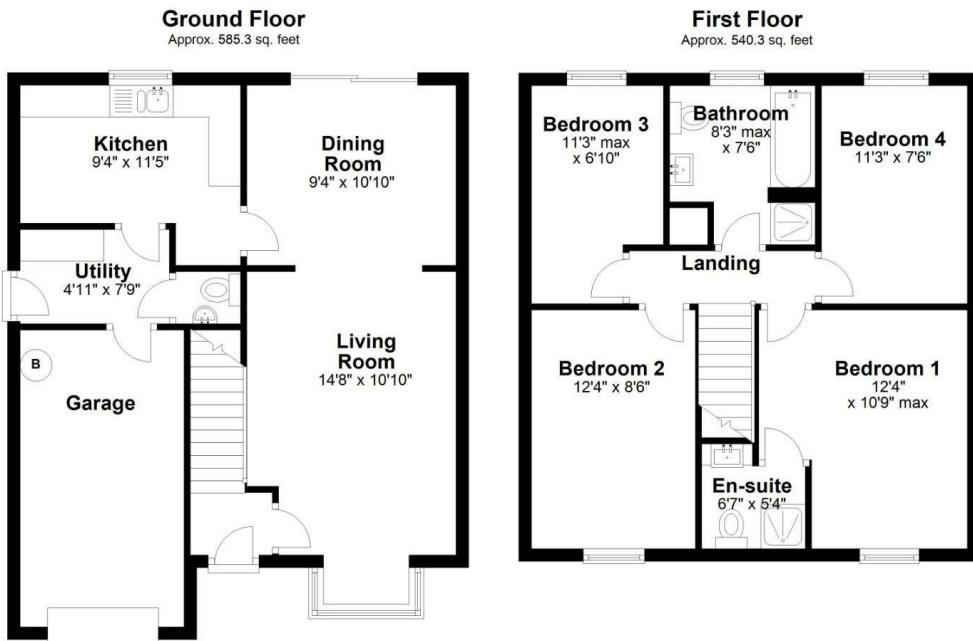
Tenure: Leasehold

EPC Rating: D

Council Tax Band: D



4 BEDROOM House - Detached



Total area: approx. 1125.5 sq. feet

Main Description:

Stunning, four-bed detached house in the highly sought-after area of Padiham. Perfect for a growing family looking for links to Barrowford, Fence, or motorway links. Close to local schools, transport links, and local amenities.

Entering the property you have the central staircase and access to the living room that has been fitted with a gas fire and has a bright, open plan layout leading into the rear dining room with patio doors leading onto the patio area and laid to lawn garden.

Adjacent to the dining room is the kitchen which has been fitted with matching wall, base, and drawer units with contrasting working surfaces. There is a range of appliances such as a gas hob, electric oven, and a stainless steel sink/drainer. The layout provides the perfect opportunity to bring the dining room and kitchen together creating the ideal family space.

The utility room has plumbing for a washing machine and provides access to outside, the single garage which houses the boiler, and also the downstairs WC and hand washbasin.

On the first floor, there are three double bedrooms and a single bedroom. The main bedroom benefits from a three-piece en-suite comprising a low-level WC, hand wash basin, and quadrant shower. The family bathroom houses a four-piece suite comprising a low-level WC, cabinet hand wash basin, paneled bath, and a quadrant shower with stylish tile splashback.

Externally there is a driveway to the front with access to the garage. There are stunning views to the rear creating a private, enclosed rear garden space.

