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5 Hathaway Fold
Padiham
BB12 7EQ



For Sale

Offers Over £55,000

Presenting a two bedroom top floor apartment with separate single garage and rear garden area, situated in a quiet residential area of Padiham, close to local amenities and with local reputable schools all under five minutes drive away. The property briefly comprises an entrance stairway leading up to the apartment above. At the front is a good sized living room with feature wallpapered wall and front aspect window, with an open doorway to the space efficient wooden fitted kitchen with breakfast bar area and boiler cupboard. Down the landing at the rear of the property are two bedrooms, one with fitted storage/wardrobe space and a counter top work area. Next door is the three piece bathroom with a fitted bath and overhead shower. Externally there is a separate single garage with a parking area in front and round the back of the property is a grass lawn garden.



A two bedroom first floor apartment with separate garage, situated in Padiham.

LOCATION

For Satnav purposes the postcode of the property is BB12 7EQ. As you come under the bridge and travel up Shakespeare Street, Hathaway Fold is halfway up on the left and the property is the house on the right at the end.

DESCRIPTION

Presenting an ideal home for a first time buyer, this two bedroom first floor semi-detached apartment with separate single garage and rear garden area is situated in a quiet residential area of Padiham, close to local amenities and with reputable schools such as Padiham Primary School and St Johns The Baptist Roman Catholic Primary School all under five minutes drive away for an easy school run.

You enter the property through a stairway leading from the front door up to the apartment above into the hallway landing. At the front of the property is a good sized living room with a feature wallpapered wall and laminate wood flooring and fresh white walls and a front aspect window. An open doorway connects the living room to the space efficient wooden fitted kitchen with charcoal granite effect worktop and breakfast bar area with space for two bar stools and boiler cupboard, which has the potential to be used for storage space as well.

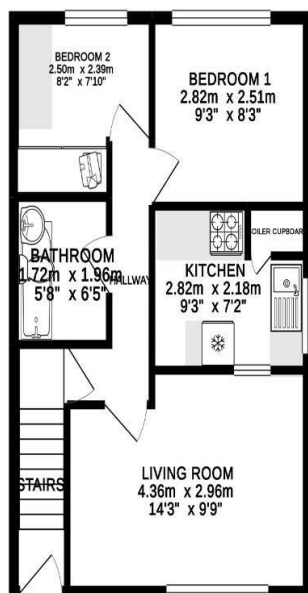
Down the landing at the rear of the property are two bedrooms, the master boasting another wallpapered feature wall and the second bedroom is fitted with open storage/wardrobe space and a

counter top work area. Both bedrooms are laid with oatmeal carpet. Next door is the cream tiled three piece bathroom with a fitted bath and overhead shower.

Externally there is a paved patio area directly in front of the property with a tarmac parking area leading up to a separate single white doored and brick built garage. To the rear of the house is the property's own garden, which has a grass lawn and shed, enclosing the boundaries with wooden fencing and some corner bushes.

An early viewing is highly recommended to see for yourself what this property has to offer.

GROUND FLOOR 40.7 sq. m.
(438 sq. ft.)



TOTAL FLOOR AREA: 40.7 sq. m. (438 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 property, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with Mortgage: 01014



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