

Because life is

Petty<sup>TM</sup>  
Real

9 Rycliffe Street  
Padiham  
Burnley  
BB12 8NW



For Sale

Offers In The Region Of £74,950

- Two Bedrooms
- Two Reception Rooms
- Modern & Stylish Decoration
- Recently Renovated



Situated in the former market-town of Padiham and benefiting from panoramic views of church spires and framed by the moorland synonymous with Lancashire's beauty. This smart two-bedroom property is close to all local amenities, schools and transport routes and is ready to become the ideal family home.

The recently renovated home offers great storage and space throughout, and combined with its stylish fixtures and fittings is ready for anyone to move into!

You first enter into the bright front reception room, which is currently used as the stylish lounge. You then follow into the cosy second reception room with useful under stairs storage. The quaint room also has an open plan entrance into the modern kitchen extension.

After walking up to the first floor, on your right hand side you find the spacious master bedroom with a large window allowing you to appreciate the views available. The second bedroom offers a fantastic and equally sized room, which would be perfect as a family bedroom or as a guest room.

To complete the captivating accommodation available is the contemporary three piece family bathroom which is tucked away from the main landing of the property, providing a quiet and space.

Additional benefits of this family home is its Gas Fired Central Heating and uPVC double glazing throughout.

Picture living in this pleasant family home and ring us now on 01282 421615 to view it in person... You'll Never Look Back!



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