

Because life is

Petty
Real™

For
Sale



46 Shakespeare Street
Padiham
Burnley BB12 8RG

£90,000



Key Features:

- Stone Built Mid Terrace
- Two Reception Rooms
- Close To The River Calder
- Front & Rear Yard
- Bay Window
- Three Bedrooms
- Newly Stylish Fitted Kitchen
- Perfect For First Time Buyers
- Close To Motorway Links
- Entrance Vestibule

Tenure: Leasehold

EPC Rating: D

Council Tax Band:



26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:



www.pettyreal.co.uk

3 BEDROOM House - Terraced



Main Description:

Stunning, Stone-built Mid terrace with beautiful bay window and garden forecourt. Close to Motorway links, local amenities, and the River Calder. This three-bedroom terrace is perfect for any first-time buyer or a growing family.

The ground floor comprises an entrance vestibule, living room which benefits from the original bay window creating a warm and cozy room with character. To the rear are the dining room benefiting from a gas fire and understairs storage. The kitchen has been fitted with a new, grey gloss base, wall and drawer units in an L shape arrangement with contrasting worktop surfaces and houses an electric oven, gas hob, and stainless steel sink/drainer.

On the first floor, there are three bedrooms, the main double bedroom is located at the front and two single bedrooms to the rear adjacent to the three-piece bathroom suite in white with stylish tile splashback which is comprising a low-level WC, hand wash basin, and paneled bath with overhead mixer shower.

Externally there is a garden forecourt to the front and a private enclosed rear yard to the rear with an outbuilding with plumbing for a washing machine. The property benefits from modern-day comforts such as gas central heating and uPVC double glazing.

The property is perfect for growing families, first-time buyers, or keen walkers due to being close to the River Calder, Leeds & Liverpool canal, and the newly regenerated railway track.



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