Petty Real



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 Vesitbule

Tenure: Leasehold **EPC Rating: D Council Tax Band:**



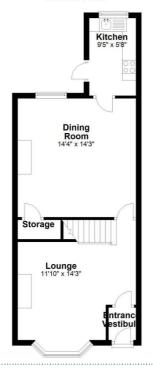






3 BEDROOM House - Terraced

Ground Floor





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.







