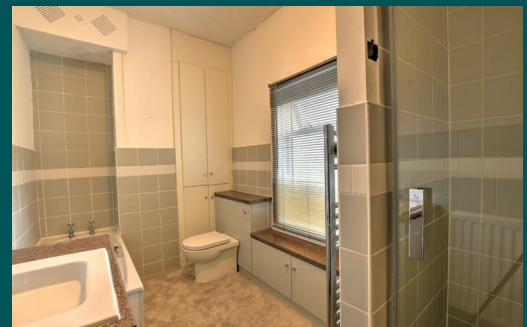


Because life is

Petty<sup>TM</sup>  
Real

1 Victoria Road  
Padiham  
BB12 8QZ



For Sale

£150,000

- End-Terrace
- Four Bedrooms
- Cellar
- Three Reception Rooms
- Extended Terrace

- Four-Piece Bathroom Suite
- Family Home
- Close To Local Schools
- Near Transport Links
- Recently Renovated



Extended, four-bed stone-built end-terrace located in the Highly sought after area of Padiham. Close to local Schools, bus stops, Padiham Town Centre and transport links. The property is ideal for a growing family or a first time buyer looking to get a foothold on the property ladder.

Entering the property into the hallway, this leads to the rear dining room which has patio doors leading out into the enclosed rear yard. There is an open plan layout leading through the dining room into the living room which benefits from a large bay window and a fitted gas fire.

To the rear is a fitted kitchen with matching wall, base and drawer units with contrasting working surfaces and a range of appliances such as electric hob, oven and sink/drainer. There is a lounge which could be utilized as a dining room which also has a useful storage cupboard and also a cellar which can be accessed from the kitchen.

On the first floor there are two double bedrooms, one of which has fitted wardrobes. There is a generous sized single bedroom to the front of the property. The family bathroom is a four-piece suite and comprises low-level WC, cabinet hand wash basin, quadrant shower and a paneled bath.

On the second floor there is an additional bedroom with plenty of eaves storage.

Externally there is a garden forecourt to the front and an enclosed rear yard.



TOTAL FLOOR AREA : 162.0 sq.m. (1743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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