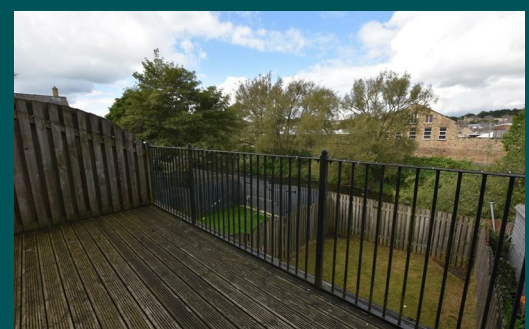


Because life is

Petty
Real™

34 Bendwood Close
Padiham
Burnley
BB12 8RT



For Sale

- Three-Storey Townhouse
- Three Double Bedrooms
- Three En-Suites
- Living Room With Views
- Garage

Offers Over £190,000

- Drive For Multiple Cars
- Close To Padiham Town Centre
- Near To Local Schools
- Spacious Fitted Kitchen/Diner
- Utility Room



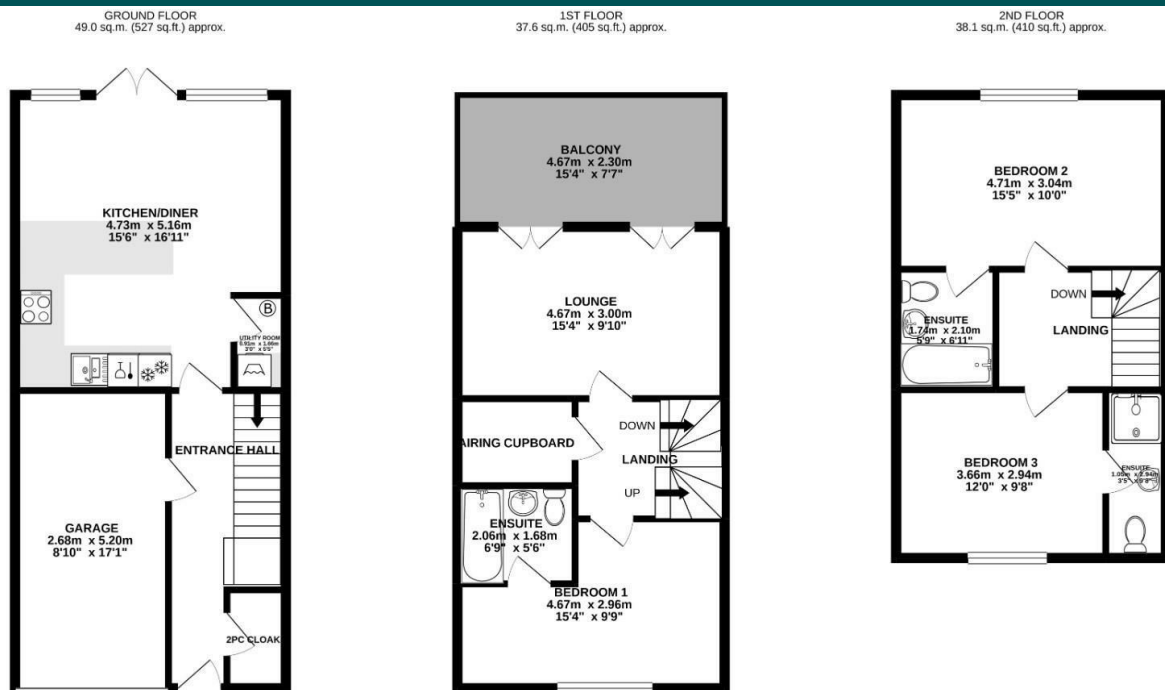
Three-storey townhouse in the heart of Padiham close to local amenities. Perfect for a growing family due to three, large, double bedrooms all with en-suites. Located near bus stops, local bistros and cafes. Burnley High and Shuttleworth High Schools are a short walk away.

Entering the property you're welcomed into the hallway with a downstairs WC, access to the first floor, single garage and the kitchen which has been fitted with matching wall, base and drawer units in a horseshoe arrangement with contrasting working surfaces and a range of appliances such as fridge, freezer, dishwasher, electric oven and hob. There is plenty of space for a dining table and patio doors leading to the rear garden creating a great inside/outside living space. There is a useful utility room which has been plumbed for a washing machine and houses the boiler.

On the first floor there is a double bedroom with a three-piece en-suite comprising low level WC, pedestal hand wash basin and panelled bath with an overhead shower. The living room boasts a lot of light due to the duo of patio doors leading to the decked balcony with views over the River Calder. You can access a storage cupboard from the landing which houses the water tank.

On the top floor there are two further double bedrooms both benefitting from en-suites, one is fitted with a low-level WC, pedestal hand wash basin and a panelled bath and the other with a low-level WC, pedestal hand wash basin and a quadrant shower.

Externally there is a driveway for two cars and a laid-to lawn area to the front and a large garden to the back with a mix of patio and laid-too lawn area.



TOTAL FLOOR AREA: 124.7 sq.m. (1342 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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26 Manchester Road, Burnley, Lancashire, BB11 1HH
T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk