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Sale



15 Acrefield  
Padiham  
Burnley BB12 8HN

£205,000



### Key Features:

- 4 Bedroom Detached Property
- Fitted Kitchen To the Rear
- Ensuite Shower Room
- 3 Piece Family Bathroom
- Gardens To Front & Rear
- Lounge, Dining & Conservatory
- Master Double Bedroom
- Three Further Bedrooms
- Generous Single Garage
- Exciting Blank Canvas

Tenure: Freehold

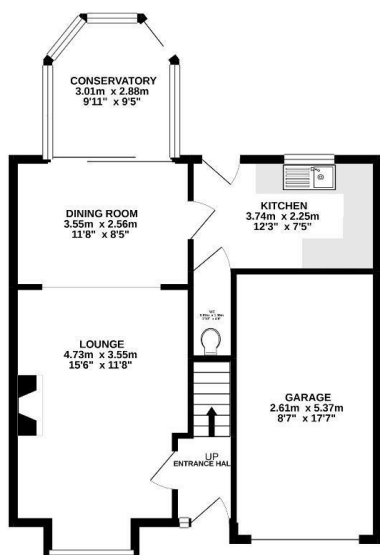
EPC Rating: D

Council Tax Band:

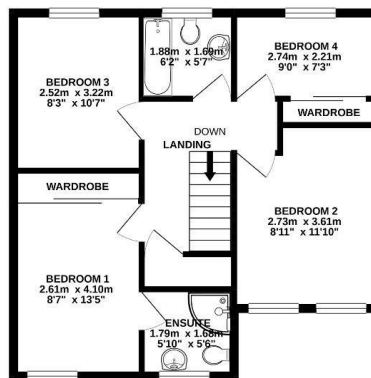


# 4 BEDROOM House - Detached

GROUND FLOOR  
61.0 sq.m. (656 sq.ft.) approx.



1ST FLOOR  
49.0 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA: 110.0 sq.m. (1184 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. The 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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## Main Description:

Occupying a pleasant cul-de-sac setting perfect for families, this four bedroom detached home occupies a pleasant and quiet setting only a short walk from Padiham Town Centre, numerous local amenities and St Leonard's primary school. The M65 motorway is only a short drive away ideal for the commuter conscious purchaser.

The accommodation is arranged over two floors and comprises briefly on the ground floor of an entrance hall with staircase ascending to the first floor the lounge is generous in size with an open plan arrangement leading to a conservatory extension which overlooks and accesses the area garden.

The kitchen is positioned to the rear houses a wrap a round arrangement of wall, base and drawer units in white with contrasting black working surfaces a cloak room housing a low level WC provides practicality.

On the first floor the master bedroom is a well proportioned double and is positioned to the front of the property complete with fitted wardrobes. The ensuite shower room houses a three piece suite in white consisting of a low level WC, pedestal hand wash basin, quadrant shower cubicle complete with over head shower head and body jets.

There are two further double bedrooms and a fourth single bedroom. The family bathroom houses a three piece suite in white consisting of a low level WC, pedestal hand wash basin and a panelled bath.

Externally to the front is a lawned garden and a private driveway leading to a generous single garage with manually operated up and over door. To the rear is a private garden consisting of a paved patio and pathways, lawned garden and established borders.

Modernisation works are now required providing purchasers with an exciting blank canvas.



**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