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Petty Real™

For Sale



2 Huntroyde Avenue
Padiham
Burnley BB12 8JU

£220,000



Key Features:

- Link-Detached
- Potential To Extend
- Stunning Gardens
- Utility Room
- Two Bathrooms
- Two Bedrooms
- Close To Padiham Cricket Club
- Two Reception Rooms
- Driveway
- VIEWING IS A MUST!

Tenure:

EPC Rating: D

Council Tax Band:



2 BEDROOM House - Link Detached



Total area: approx. 115.5 sq. metres (1243.1 sq. feet)

Main Description:

Reduced from £235,000.

Beautiful, link-detached in the highly sought-after area of Padiham. This two-bedroom property provides fantastic potential for any buyer to add their own stamp and make it the perfect family home. Slight modernization is required. Close to bus stops, shops, a short drive to the Ribbles Valley, and across from Padiham Cricket Club.

Entering the property into the entrance vestibule leads to the living room which overlooks the front garden and has been fitted with a gas fire. The kitchen also overlooks the front garden and has been fitted with matching walls, base, and draw units with contrasting working surfaces. The single garage is adjacent to the kitchen and provides the potential to bring them into one and have a large open plan kitchen diner with a separate utility room which has been plumbed in for a washing machine and provides access to the stunning rear garden.

There is a dining room to the rear with patio doors leading out into the garden and a downstairs double bedroom. The downstairs bathroom comprises a low-level WC, cabinet hand wash basin, and a quadrant shower.

On the first floor, there is a large, double bedroom with fitted wardrobes and a dressing table. There is also a storage cupboard that could be utilized as a walk-in wardrobe for the main bedroom. There is an upstairs bathroom that comprises a low-level WC, a pedestal hand wash basin, and a paneled bath.

With some changes to the layout, you could convert the property into a three-bedroom or potentially extend over the garage to create another bedroom.

Externally there is a driveway, a single garage, and a laid-to lawn area to the front. To the rear is a beautiful, well-maintained garden with a range of raised flower beds, a laid-to lawn, and a patio area.

The property benefits from modern-day comforts such as gas central heating and uPVC double glazing.



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