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Sale



15 Cliff Street
Padiham
Burnley BB12 8PN

£55,000



Key Features:

- Victorian Stone Built Terrace
- Two Reception Rooms
- Four Piece Bathroom
- Exciting Blank Canvas
- Walking Distance Of Town Centre
- Two Bedrooms
- Separate Kitchen
- Modernisation Works Required
- Attractive Aspect to The Front
- Fabulous Investment Opportunity

Tenure:

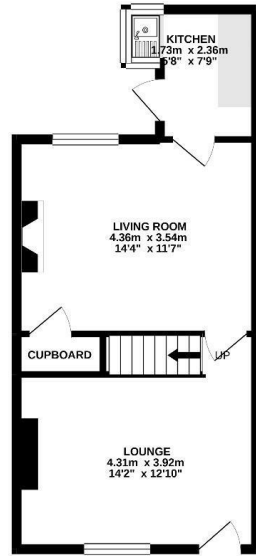
EPC Rating: G

Council Tax Band:

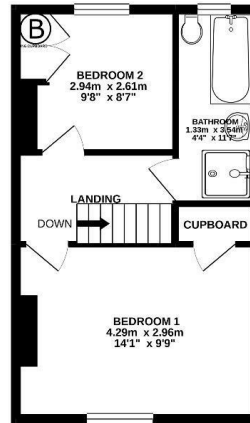


2 BEDROOM House - Terraced

GROUND FLOOR
36.3 sq.m. (391 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 68.0 sq.m. (732 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, room and plot area have an approximate character and are not intended to be used as a basis for any decision or commitment. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements shown here and their own measurements as to their suitability or efficiency can be given. Plans and Measurements ©2022

Main Description:

If you're looking for an exciting project providing you with an opportunity to create your own 'Grand Design' then this two bedroom stone built terrace property certainly fits the brief!

The property occupies a pleasant setting with an open feel to the front, yet within comfortable walking distance of Padiham town centre, the M65 motorway is with a short drive perfect for the commuter conscious purchaser.

The accommodation is arranged over two floors and comprises briefly on the ground of a lounge positioned to the front of the property and a central straight flight staircase ascends to the floor floor, the larger of the two reception rooms is positioned to the rear complete with a modern fireplace with a coal effect living flame gas fire providing instant heat for those chilly evenings. The separate kitchen consists of a small range of wall & base units together with a working surface, the box bay window houses the sink unit.

On the first floor you will find a double bedroom to the front with a walk-in wardrobe and a second single bedroom to the rear complete with an airing cupboard housing the multi-point boiler.

The bathroom houses a four piece suite consisting of a low level w.c, pedestal hand wash basin, panelled bath and a separate enclosed shower cubicle.

Externally to the rear is an enclosed yard with a building which houses the plumbing for an automated washing machine.

The property is complemented by the modern comfort of uPVC dg and a new composite front door.



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