

Because life is

PettyTM
Real

49 Stockbridge Road
Padiham
Burnley
BB12 7HA



For Sale

- Mid-Terrace
- Two Double Bedrooms
- Gas Central Heating
- Kitchen/Diner
- Close To Gawthorpe Hall

Offers In The Region Of £69,950

- Perfect For a FTB Or Investor
- Three-Piece Bathroom
- Potential £450 PCM Rent
- uPVC Double Glazing
- Stone-Built



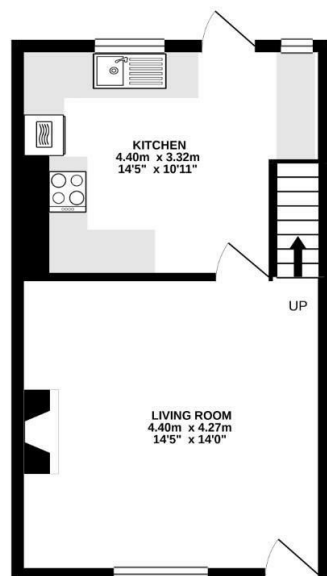
Attention all investors and first-time buyers. Two bed terrace situated in the heart of Padiham Town Centre. Close to local amenities, bus stops, local schools and a short walk to Gawthorpe Hall.

The property comprises living room with a gas fire, uPVC double glazing and a gas central heating radiator, fitted kitchen with matching wall, base and drawer units with contrasting working surfaces and a range of appliances such as electric hob, oven and a stainless sink/drainers. There is plumbing for a washing machine located in a useful space under the stairs.

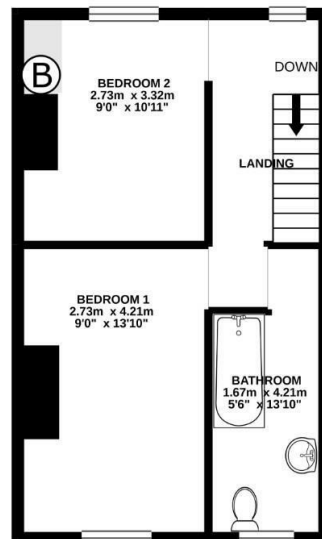
On the first floor there are two double bedrooms, one of which has a storage cupboard housing the combination boiler. The three-piece bathroom suite comprises low-level WC, pedestal hand wash basin and paneled bath with an overhead shower.

Externally there is a private enclosed rear yard.

GROUND FLOOR
32.0 sq.m. (345 sq.ft.) approx.



1ST FLOOR
31.9 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA: 64.0 sq.m. (689 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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