

Because life is

Petty<sup>TM</sup>  
Real

40 Pendle Street  
Padiham  
BB12 8QX



For Sale

- Stone Built
- Mid-Terrace
- Two Bedrooms
- Close To Motorway Links
- Extended Kitchen

Offers Over £75,000

- Perfect For FTB & Investors
- Two Reception Rooms
- Lovely Walks Close By
- Potential Rental Of £475 PCM
- VIEWING IS A MUST



Lovely, two-bedroom mid-terrace in the heart of Padiham Town Centre. Close to motorway links, local schools, and river walk. This property is ideal for a first-time buyer or an investor looking to start or grow their portfolio.

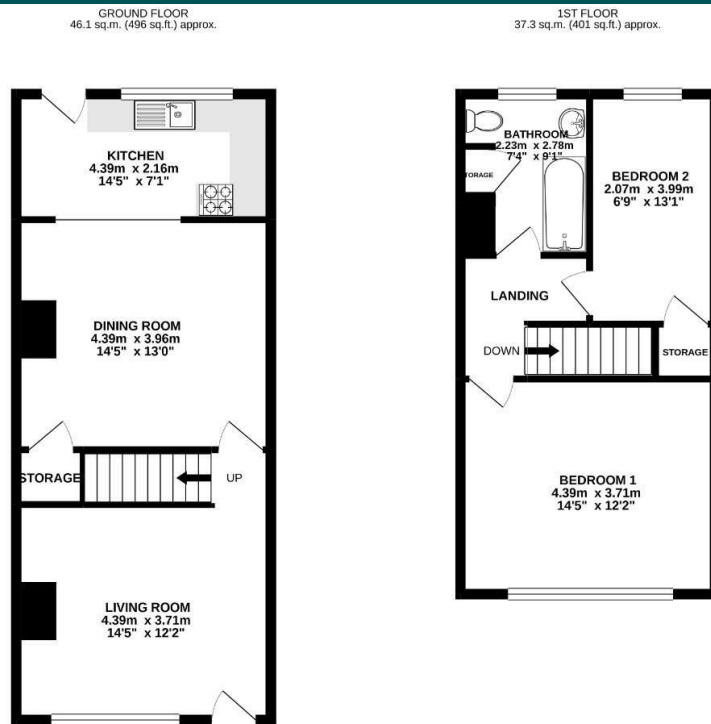
Entering the property into the front living room with a gas fire and a central staircase is leading to the first floor. To the rear are a dining room and a kitchen extension fitted with matching wall, base, and drawer units with contrasting working surfaces fitted with a gas hob and electric oven.

The property benefits from a new roof, new kitchen roof and will be freehold with no covenants.

On the first floor, there is a double bedroom and a generous-sized single bedroom with a three-piece suite in white comprising a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower.

The property benefits from a new boiler and having been recently re-roofed.

Externally there is an enclosed rear yard.



TOTAL FLOOR AREA: 83.4 sq.m (897 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue date: 15/09/2021



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