

Because life is

Petty<sup>TM</sup>  
Real

9 Rycliffe Street  
Padiham  
Burnley  
BB12 8NW



## For Sale

- Mid-Terrace
- Two Reception Rooms
- Two Bedrooms
- Fully Renovated
- Kitchen Extension

## Offers Over £90,000

- Perfect For First-Time Buyers
- Beautiful Views
- Near To Local Schools
- Three-Piece Bathroom Suite
- Viewings Via The Office



Situated in the former market-town of Padiham and benefiting from panoramic views of church spires and framed by the moorland synonymous with Lancashire's beauty. This smart two-bedroom property is close to all local amenities, schools, and transport routes and is ready to become the ideal family home.

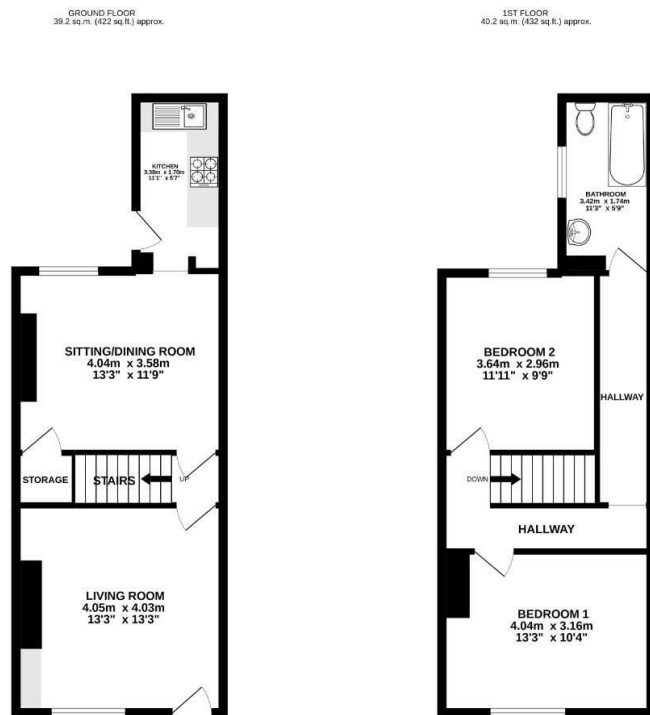
The recently renovated home offers great storage and space throughout, and combined with its stylish fixtures and fittings is ready for anyone to move into!

You first enter into the bright front reception room, which is currently used as the stylish lounge. You then follow into the cozy second reception room with useful understairs storage. The quaint room also has an open plan entrance into the modern kitchen extension.

After walking up to the first floor, on your right-hand side, you find the spacious master bedroom with a large window allowing you to appreciate the views available. The second bedroom offers a fantastic and equally sized room, which would be perfect as a family bedroom or as a guest room.

To complete the captivating accommodation available in the contemporary three-piece family bathroom which is tucked away from the main landing of the property, providing a quiet space.

Additional benefits of this family home are its Gas Fired Central Heating and uPVC double glazing throughout.



TOTAL FLOOR AREA: 79.3 sq.m. (854 sq ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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