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Real

8 Spenser Street
Padiham
Burnley
BB12 8SL



For Sale

Asking Price £109,995

- Spacious stone built terrace
- Close to all local amenities & Schools
- Ideal for the FTB
- 2 Reception rooms
- Separate fitted kitchen

- 2 Double Bedrooms
- Modern 4-piece bathroom
- Garden forecourt, rear yard
- GFCH & UPVC dg
- Viewing recommended



Providing an ideal purchase for first time buyers to gain a foothold on the property ladder or an excellent investment opportunity, this traditional stone built garden forecourted mid terrace house occupies a level and convenient position within comfortable walking distance of local amenities including Schools, shops and bus routes.

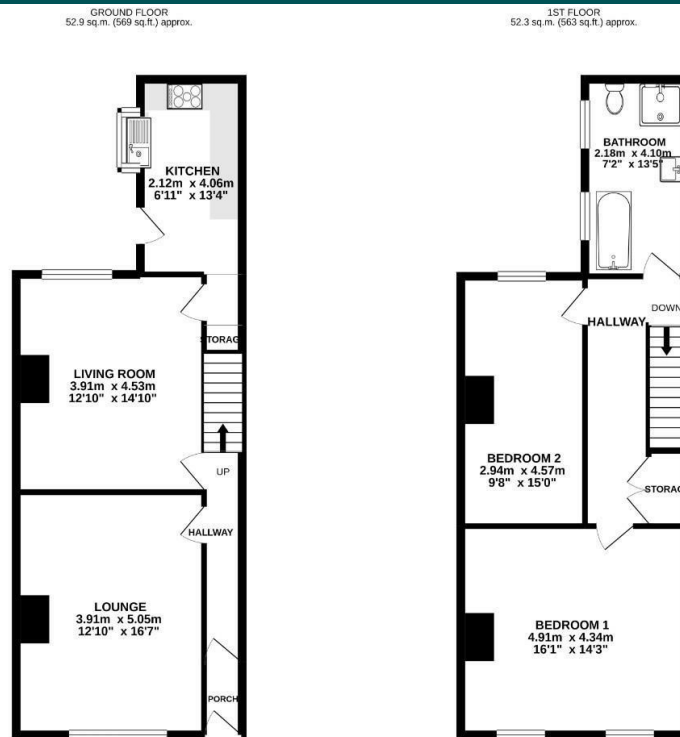
As you enter the property to the ground floor you are immediately greeted by the entrance hallway with straight staircase leading to the first floor, lounge with a UPVC double glazed bay window, second reception room. The separate kitchen houses a modern range of matching wall, base and drawer units with co-ordinating working surfaces and an integrated oven and hob.

Ascend the staircase to the first floor where there is a double bedroom located to the front, double bedroom to the rear and the bathroom houses a modern four piece suite in white comprising low level wc, pedestal hand wash basin, panelled bath with shower over, shower enclosure with mixer shower and tiled splash backs.

The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating throughout.

Externally there is a garden forecourt to the front and an enclosed yard area to the rear.

*** Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements



TOTAL FLOOR AREA: 105.2 sq.m. (1133 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not intended as a guarantee as to their operability or efficiency can be given.
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