

Because life is

PettyTM
Real

3 Kingsley Avenue
Padiham
BB12 8SZ



For Sale

£185,000

- Semi-Detached Bungalow
- Fitted Kitchen
- Stunning Gardens
- Three Bedrooms
- Fitted Wardrobes

- Gas Fire
- Close To Gawthorpe Hall
- Conservatory
- Close To Local Amenities
- Driveway & Garage

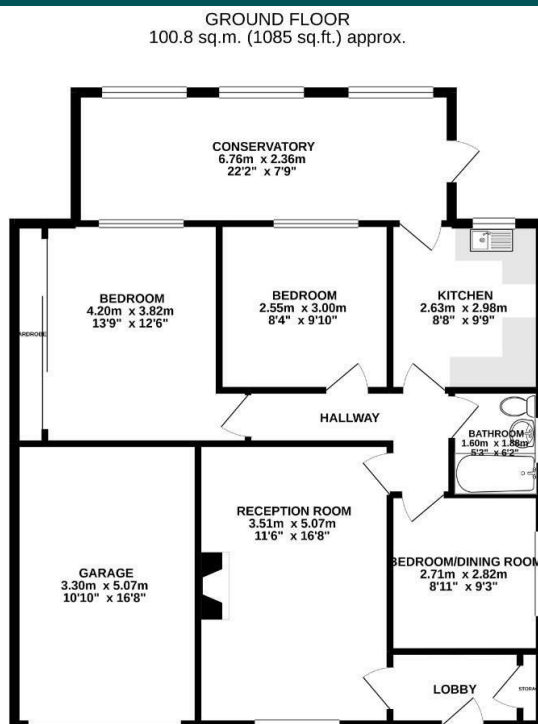


Stunning, semi-detached bungalow in heart of Padiham, close to local amenities, short walk to the River Calder & Gawthorpe Hall. Perfect for downsizers looking for a spacious, generous sized bungalow with flat surroundings.

As you enter the property you're welcomed into the entrance vestibule with a useful storage cupboard which also houses the meters. The living room benefits from a gas fire and leads into the hallway providing access to the third bedroom/dining room, three-piece bathroom suite comprising low-level WC, pedestal hand wash basin and a paneled bath with an overhead shower.

To the rear they are two more bedrooms, one double bedroom with fitted wardrobes and a generous sized single bedroom. The fitted kitchen has matching wall, base and drawer units in a horseshoe arrangement. To the rear is the conservatory which spans the length of the house and leads into the laid-too lawn garden which is extremely private with side access leading to the front of the property.

Externally there is a front garden with a driveway and a single garage, access down the side leading to the rear garden.



TOTAL FLOOR AREA - 100.8 sq.m. (1085 sq.ft.) approx.

Weed every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration 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.
Made early September 2022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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