

Because life is

PettyTM
Real

12 Holland Street
Padiham
Burnley
BB12 8LD



For Sale

Offers Over £110,000

- Stone-Built Cottage
- Open Plan Living Area
- Fitted Kitchen
- Rear Garden
- Outbuildings For Storage

- Great Motorway Links
- Newly Developed Town Centre
- Close To Unique Shops & Bistros
- Near Bus Links
- Perfect For FTB & Downsizers

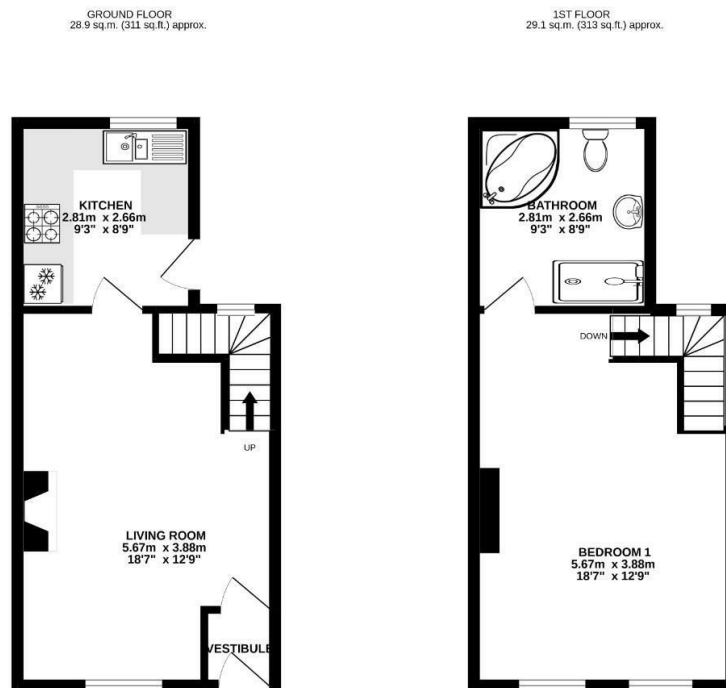


Lovely, Cottage is situated in the highly desirable area of Padiham. Close to motorway links, local schools, and a short walk to Padiham Cricket Club. Perfect for a first-time buyer or anyone looking to downsize. Padiham town centre has recently undergone a revamp creating local bistros, grocery stores, and unique, quirky new shops.

Entering the property into the entrance vestibule this goes into the open plan living room where there is an electric fire set within a fire surround. To the rear is the fitted kitchen with a matching wall, base, and drawer units with plumbing for a washing machine, electric oven, and a gas hob.

The first floor is one open space for the bedroom with vaulted ceilings creating a bright, spacious room. The bathroom is to the rear of the property and comprises a low-level WC, pedestal hand wash basin, walk-in shower, and a quadrant bath.

Externally is a rear yard with an outbuilding ideal for storage. Across the back street is a garden area which is rented every year for a small fee from the council.



TOTAL FLOOR AREA: 58.0 sq.m. (624 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission 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 have not been tested and no guarantee as to their condition or efficiency can be given. Mark Hall, Manchester 02022



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.

26 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk