

Because life is

Petty<sup>TM</sup>  
Real

17 Barley Street  
Padiham  
Burnley  
BB12 7BE



## For Sale

- Mid-Terrace
- Two Bedrooms
- Two Reception Rooms
- Open-Plan Kitchen/Diner
- Open Aspect To The Front

## Offers Over £85,000

- Close To Good Schools
- Gas Central Heating
- UPVC Double Glazing
- Tax Band - A EPC - D
- LEASEHOLD - £1.25PA GROUND RENT



A deceptively spacious and well presented, stone built, mid-terrace property located in a quiet residential area on the outskirts of Padiham, nicely positioned with an open aspect to the front. Within close proximity of surrounding countryside, excellent schools, bus routes and a short drive to the M65 with links to Manchester, Preston and Blackburn.

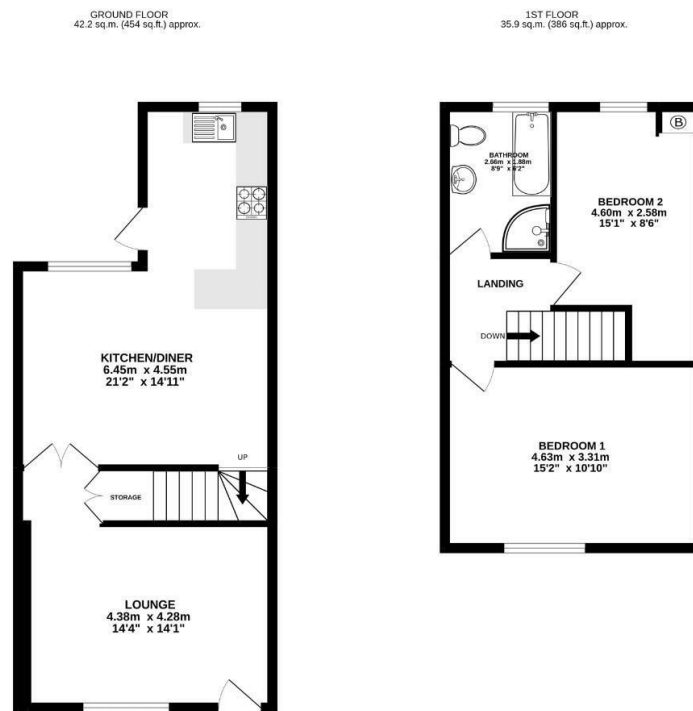
As you enter through the UPVC front door you are greeted with a generous lounge boasting a large window letting in an abundance of natural light and a wooden fire surround with electric fire providing an attractive focal point within the room.

To the rear is a second reception room with an open-plan layout with the kitchen which houses matching wall, base and drawer units with co-ordinating work surfaces, stainless steel sink, breakfast bar and door leading out to the rear garden.

To the first floor is a central landing leading to two well-proportioned bedrooms situated to the front and rear and a fully tiled bathroom housing a four-piece suite in white comprising a low-level WC, pedestal wash basin, panelled bath and a separate shower cubicle.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is an enclosed yard to the rear with decking.



TOTAL FLOOR AREA: 78.1 sq.m. (840 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or error statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.  
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