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Petty
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21 Villiers Street
Padiham
Burnley
BB12 8RB



For Sale

Price £95,000

- End Of Terrace
- Three Bedrooms
- Two Reception Rooms
- Wood Burning Stove
- Close To Local Amenities

- Ideal For First Time Buyers
- Buy-To-Let Investment
- Tax Band - A
- EPC - D



A traditional stone built, end of terrace dwelling situated in a convenient location a short distance from amenities and public transport links as well as within easy driving distance of the M65 with links to Manchester, Blackburn and Preston. The property presents itself as an ideal purchase for first time buyers looking to gain a foothold on the property ladder or landlords and investors looking for a buy-to-let.

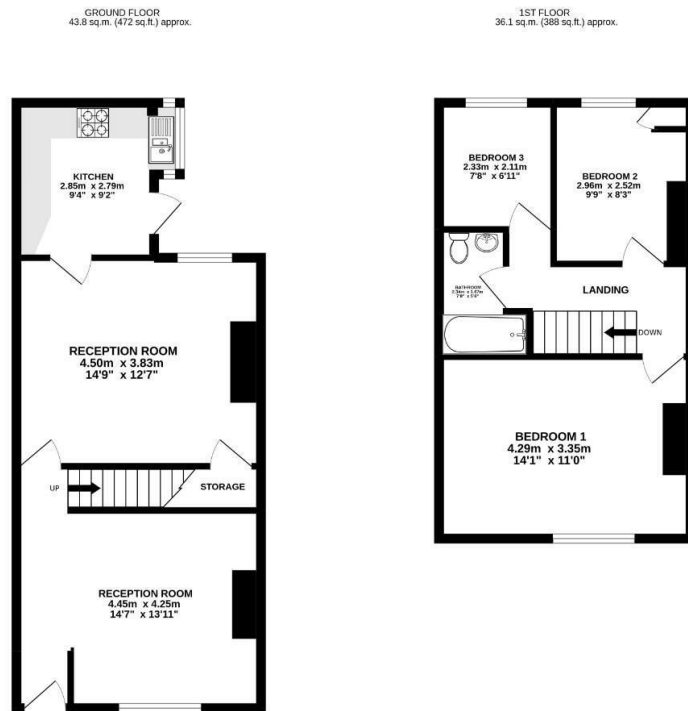
Arranged over two floors the property briefly comprises to the ground floor: an entrance lobby as you enter through the UPVC front door, which leads into the first of two reception rooms, boasting a large window letting in an abundance of natural light and a wood burning stove providing an attractive focal point within the room. A central staircase ascends to the first floor and beyond is the second, larger reception room, benefitting from a useful under stair storage cupboard and an attractive fire surround with gas fire.

Positioned to the rear of the property is a generous kitchen housing matching wall, base and drawer units with co-ordinating work surfaces and splashbacks, double bowl stainless steel sink inset into a bay window, oven and gas hob with an overhead extractor fan.

To the first floor is a central landing leading to a double bedroom to front of the property, two singles to the rear and a bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin and a panelled bath with overhead shower.

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

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



TOTAL FLOOR AREA: 79.9 sq.m. (860 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and other items are approximate and the 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 purchaser, tenants and applicants should have not been misled and no guarantee as to their suitability or efficiency can be given.
Made with AutoCAD 2012



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