

Because life is

Petty<sup>TM</sup>  
Real

42 West Street  
Padiham  
Burnley  
BB12 8JD



For Sale

Offers Over £130,000

- Mid-Terrace
- Two Bedrooms
- Large Open-Plan Ground Floor
- Popular Residential Location
- Close To Local Amenities

- Gas Central Heating
- UPVC Double Glazing
- Tax Band A & EPC C
- CHAIN FREE
- Freehold



A well presented, traditional stone built terrace property located in a popular residential area a short distance away from local Schools and amenities, the M65 national motorway network is also within five minutes driving distance. The property has been well maintained and looked after and an internal inspection is highly recommended.

As you enter the property through a UPVC front door, you are greeted with an entrance vestibule which leads to a large open plan living, dining room and kitchen. The living room is situated to the front of the property boasting an open plan staircase, freestanding electric fireplace and a large window letting in an abundance of natural light. The dining room is central to the home which is adjoining a fully fitted kitchen housing matching wall, base and drawer units with co-ordinating wood work surfaces & splashbacks, double bowl sink, integrated dishwasher, oven and gas hob with an overhead extractor fan.

To the first floor is a central landing, with a large storage cupboard, leading to two well proportioned bedrooms, a generous single to the rear and a large double to the front, boasting fitted wardrobes.

A modern bathroom houses a three piece suite in white comprising a low level WC, pedestal wash basin and a panelled bath with overhead shower.

A pull down ladder leads to a fully boarded out loft room, ideal for storage.

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. Opposite sits a separate garden, not on the title deeds, however the use of which has never been disputed in the timeframe the current owner has been utilising it as a garden.



TOTAL FLOOR AREA: 72.2 sq.m. (777 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quality or efficiency can be given.  
Date: 06/06/2022



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