



8 Vicarage Avenue

Padiham

Offers in the Region of: £219,950



**Pendle Hill
Properties**



8 Vicarage Avenue, Padiham
£219,950 Offers in the
Region of

This stunning high spec recently renovated three-bedroom bay-fronted terraced property briefly comprises an open plan kitchen/dining room, lounge, second lounge/dining room, wc, three double bedrooms, shower room, and a rear patio.



LOUNGE

A spacious lounge with a large, double-glazed box bay window overlooking the front of the property briefly comprises a central feature gas fireplace with wooden mantel, carpeted flooring, radiator, ceiling light point, and provides access to both the dining room, and the first floor.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary quartz worktops briefly comprises a five-ring induction hob with overhead extractor, integrated NEFF 'wifi' oven, NEFF combi microwave oven, dishwasher, and washing machine, wine fridge, under-mount sink with drainers, and a Quooker tap, space for a double fridge/freezer, pantry, Amtico flooring with underfloor heating, ceiling spotlights, under cabinet lighting, double-glazed window, and upvc door to the rear.

The open plan dining room boasts a fitted seating snug, hanging light pendants, Amtico flooring with underfloor heating, and a double-glazed window to the rear.

SECOND LOUNGE / DINING ROOM

Currently utilised as a snug boasting a stunning central multi-fuel fireplace with slate hearth and a French oak beam briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

DOWNSTAIRS WC

Located through the second reception room briefly comprising a low-level wc, traditional basin sink, radiator, half panelled walls, ceiling light point, stained glass feature window, and a frosted window.

BEDROOM ONE

A spacious double bedroom located on the first floor with a large, box bay window with a fitted seating area briefly comprises fitted wardrobes, carpeted flooring, radiator, and ceiling light point.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises integrated storage, carpeted flooring, radiator, feature panelled wall, and ceiling light point.

SHOWER ROOM

A traditional style shower room briefly comprising a walk-in shower cubicle with overhead rainfall attachment, and a motion activated lit nook, low-level wc, storage basin sink, LED mirror, radiator, tiled flooring, half-panelled walls, ceiling spotlights, and a frosted window.

BEDROOM THREE

The third double bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

EXTERNAL

To the rear is a private patio.

Opposite the property is a rented garden space boasting a lawn filled garden, decking area, greenhouse, and a storage shed. Ready to Rent with the sale.

ADDITIONAL INFORMATION

Tenure = Leasehold, 883 years remaining

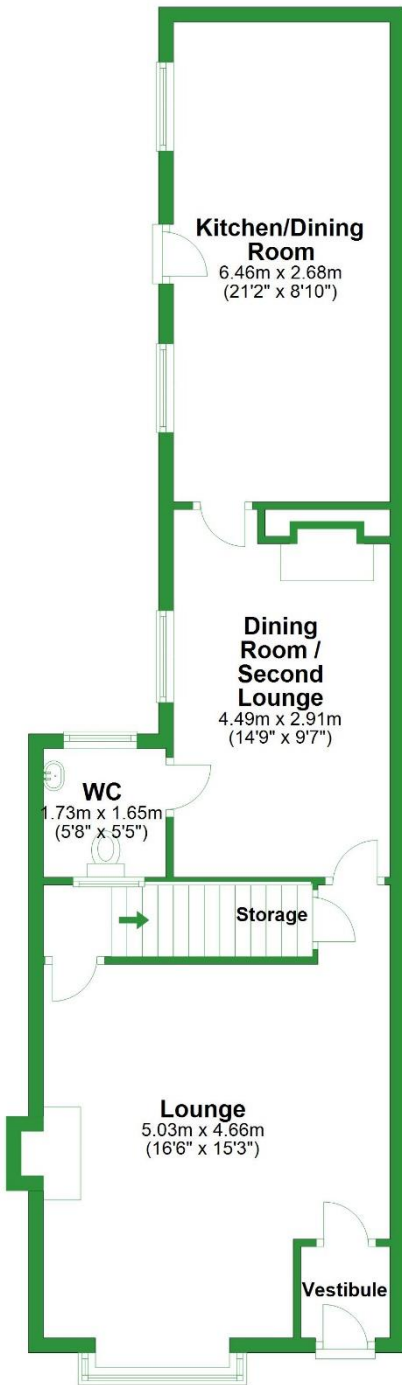
Council Tax Band = B

The property boasts stunning high spec features throughout.



Ground Floor

Approx. 81.6 sq. metres (878.6 sq. feet)



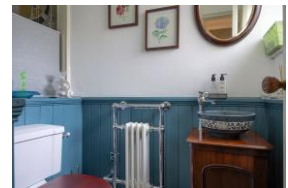
First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 124.2 sq. metres (1337.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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