



36 Buckshaw Terrace

Whalley Road, Simonstone

Offers in the Region of: £155,000



**Pendle Hill
Properties**



36 Buckshaw Terrace
**£155,000 Offers in the
Region of**

A well-presented two-bedroom terraced property in the highly sought-after village of Read, conveniently located close to the M65 network and popular local schools.

Briefly comprising, large reception room, dining kitchen, utility room, 2 double bedrooms and a family bathroom.



ENTRANCE

UPVC entrance front door opening into the entrance vestibule, with glazed door providing access into the main reception room.

RECEPTION ROOM ONE

A good-sized reception room with UPVC double glazed window overlooking the front of the property, with wood effect flooring, ceiling light point, and a central feature fireplace.



KITCHEN DINER

A fully fitted kitchen with cream cabinets and contrasting worktops featuring a range of wall and base units and a central island.



UTILITY

A generously sized utility area with all the required plumbing which provides access to the rear yard via a UPVC door.

BEDROOM ONE

A spacious double bedroom overlooking the front of the property with UPVC double glazed window, wood effect flooring, ceiling light point and radiator.



BEDROOM TWO

A second good sized bedroom to the rear that features carpeted flooring and double-glazed uPVC window.



BATHROOM

A modern three-piece bathroom featuring a fitted bath with overhead shower attachment, a low level WC and a vanity unit housing the hand wash basin.



EXTERNAL

The front of the property there is an elevated forecourt garden.

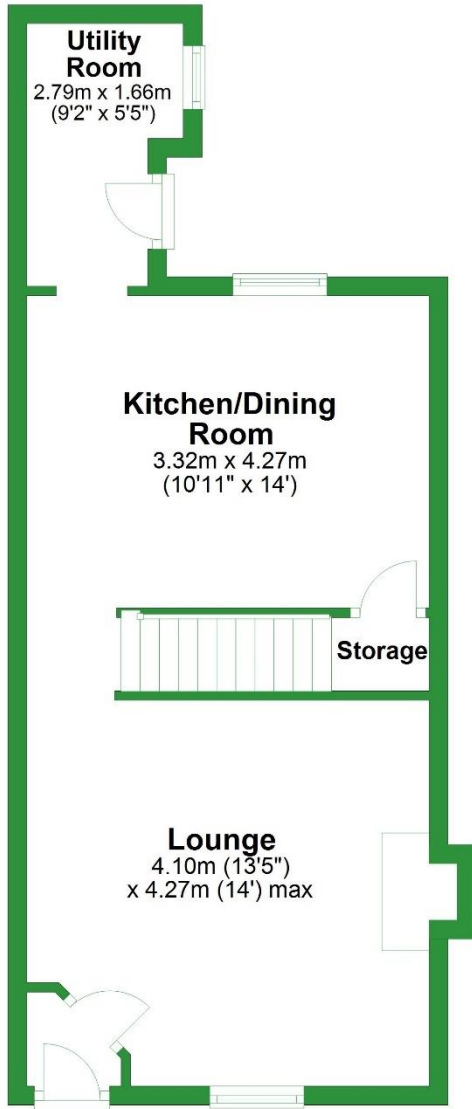
To the rear of the property there is an enclosed paved rear yard and a private parking space.

ADDITIONAL INFORMATION

Tenure – Leasehold, 860 years remaining
Council Tax Band - B

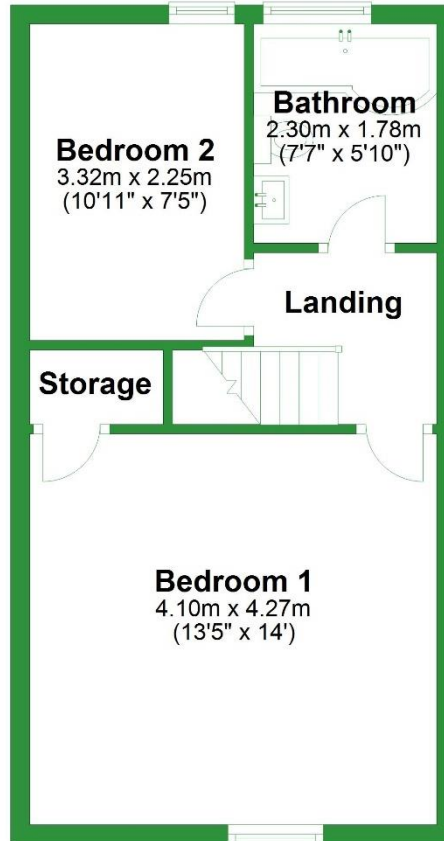
Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



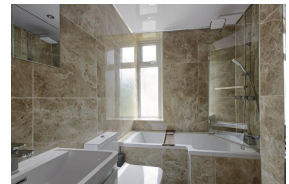
First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 75.9 sq. metres (817.0 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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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