



15 Winchester Road

Padiham

Offers in the Region of: £175,000



**Pendle Hill
Properties**



*15 Winchester Road, Padiham
£175,000 Offers in the
Region of*

A four-bedroom semi-detached property briefly comprises an open plan lounge/dining room, kitchen/breakfast room, conservatory, four bedrooms, bathroom and rear garden.



LOUNGE

A spacious lounge boasting an attractive central gas fireplace with wooden mantel briefly comprises carpeted flooring, radiator, and ceiling light point.

DINING ROOM

A spacious dining room briefly comprises carpeted flooring, radiator, ceiling light point, and sliding doors into the conservatory.

CONSERVATORY

Located to the rear of the property the conservatory briefly comprises laminate tiled flooring, double-glazed windows overlooking the garden, and upvc doors to the rear.

KITCHEN / BREAKFAST ROOM

A fully fitted kitchen with a range of base and wall mounted units with laminate worktops briefly comprises a four-ring gas hob with overhead extractor, integrated fridge/freezer, oven, stainless steel sink with mixer tap, tiled splashback, space for a washing machine, laminate flooring, ceiling light points, radiator, and double-glazed windows to the front, and side.

BEDROOM ONE

A spacious double bedroom located on the first floor with a double-glazed windows overlooking the rear of the property briefly comprises carpeted flooring, fitted wardrobes, radiator, and a ceiling light point.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the front briefly comprises carpeted flooring, radiator, and ceiling light point.

BATHROOM

A family bathroom briefly comprising a bath with shower attachment, low-level wc, pedestal sink, laminate flooring, frosted window to the side, and a ceiling light point.

BEDROOM THREE

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

BEDROOM FOUR/STUDY

Located to the rear of the property the fourth bedroom is currently used as a study briefly comprises laminate wood flooring, ceiling light point, and a large, double-glazed window.

EXTERNAL

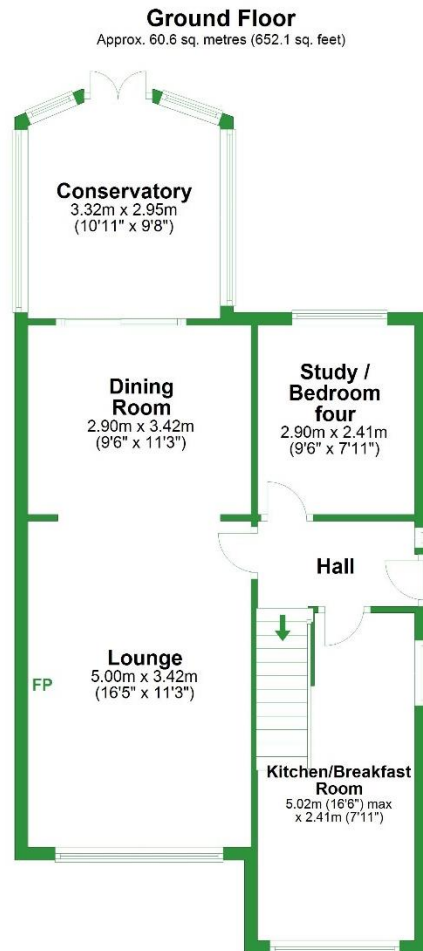
To the rear is a private astroturf garden with a patio.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = B





Total area: approx. 108.3 sq. metres (1165.3 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).