



12 Kingsley Avenue

Padiham

Offers in the Region of: £244,950



**Pendle Hill
Properties**



12 Kingsley Avenue, Padiham
*£244,950 Offers in the
Region of*

A three-bedroom semi-detached recently modernised bungalow briefly comprises an open plan kitchen and dining room, lounge, conservatory, three bedrooms, bathroom, rear garden, and garage.



LOUNGE

A spacious lounge boasting an attractive central remote control gas fire briefly comprises wood flooring, radiator, ceiling light point, and triple-glazed window to the front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with laminate worktops briefly comprises a four-ring induction hob with overhead extractor, integrated fridge/freezer, oven, washing machine, dryer, stainless steel sink with drainers, and mixer tap, tiled splashback, tiled flooring, ceiling light point, and a radiator.

DINING ROOM

Located to the rear of the property the dining room briefly comprises two radiators, a ceiling light point, triple-glazed windows to the rear, and two double-glazed sliding doors into the conservatory.

CONSERVATORY

A spacious conservatory briefly comprises carpeted flooring, ceiling spotlights, and a radiator with double-glazed windows throughout, and a double-glazed door into the rear garden.

BEDROOM ONE

A spacious double bedroom with one double-glazed window overlooking the rear of the property briefly comprises carpeted flooring, a radiator, and a ceiling light point.

BEDROOM TWO

The second bedroom currently utilised as a playroom briefly comprises wood flooring, a radiator, a ceiling light point, and a triple-glazed window to the front.

BATHROOM

A family bathroom briefly comprising a bath with overhead shower attachment, low-level wc, pedestal sink, towel warmer, laminate flooring, triple-glazed frosted window, and ceiling light point.

BEDROOM THREE

Another bedroom with a double-glazed window overlooking into the conservatory briefly comprises wood flooring and ceiling light point.

LOFT ROOM

Located on the first floor the loft room briefly comprises carpeted flooring, two triple-glazed Velux windows, two ceiling light points, and a radiator.

EXTERNAL

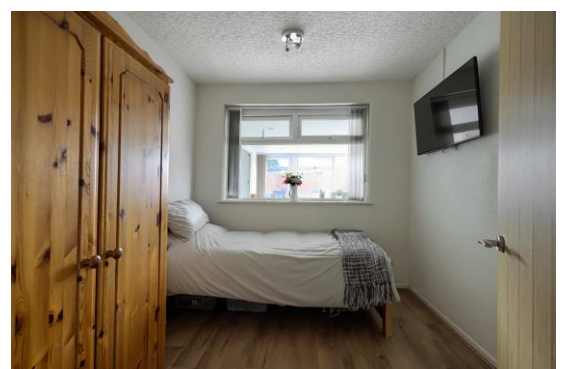
To the rear is a private astroturf and Indian stone garden. The front of the property boasts a large drive for three cars with access to the garage.

ADDITIONAL INFORMATION

Tenure = Leasehold, £10 rent, 926 years remaining.

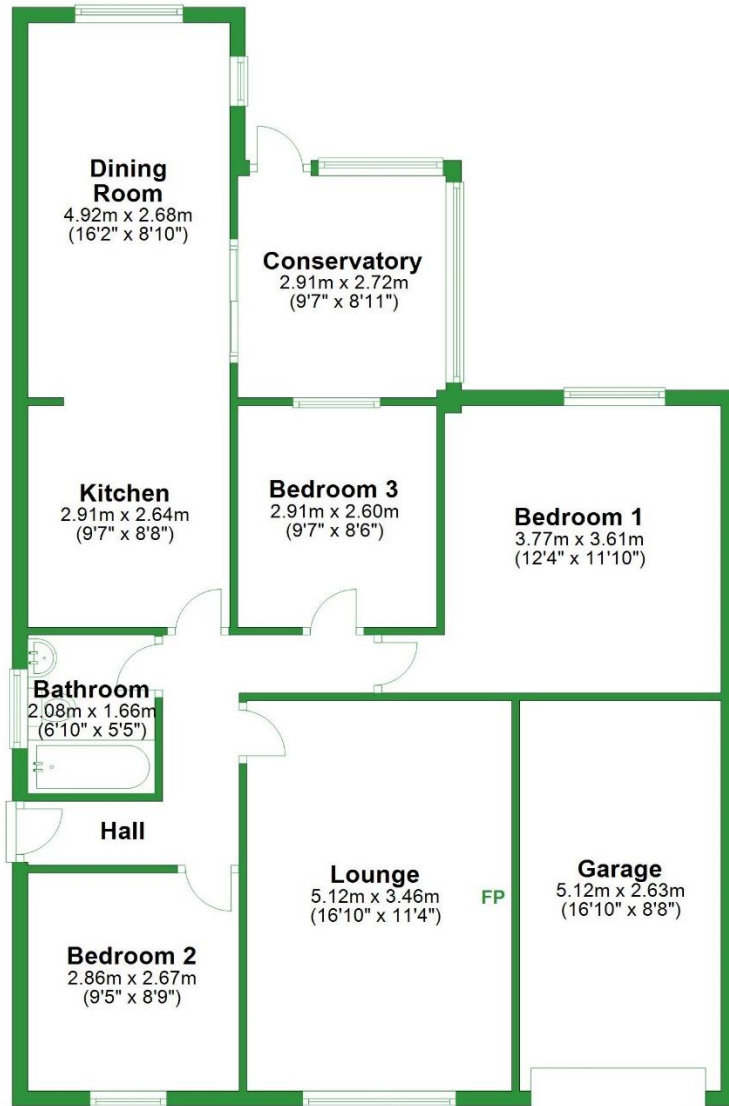
Council Tax Band = C

The garage provides a workshop space with central heating and a ceiling light point.



Ground Floor

Approx. 103.0 sq. metres (1109.2 sq. feet)

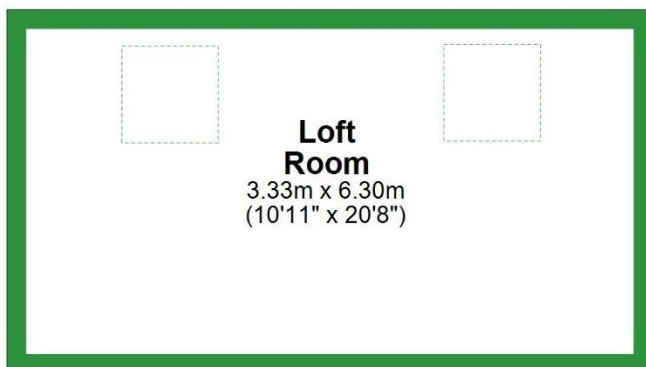


Total area: approx. 124.0 sq. metres (1335.0 sq. feet)

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

First Floor

Approx. 21.0 sq. metres (225.8 sq. feet)



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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