



11 Bridge Street

Padiham

Offers in the Region of: £129,950



**Pendle Hill
Properties**



11 Bridge Street, Padiham
*£129,950 Offers in the
Region of*

A two-bedroom mid-terraced property briefly comprises a lounge, open plan kitchen and dining room, two bedrooms, bathroom, loft room, and rear patio.



LOUNGE

A spacious lounge boasting an attractive central log burner with a wooden mantel briefly comprises carpeted flooring, a radiator, ceiling spotlights, wall-mounted lights, a radiator, and a double-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 gas hob with overhead extractor, integrated fridge/freezer, dishwasher, oven, wine cooler, washing machine, composite sink with drainers, and mixer tap, tiled splashback, tiled flooring, ceiling spotlights, double-glazed windows to the rear, and a Upvc door to the rear.

DINING ROOM

The dining room briefly comprises carpeted flooring, a radiator, a ceiling light point, and two connecting doors into the living room.

BEDROOM ONE

A spacious double bedroom located on the first floor with one double-glazed window overlooking the front of the property briefly comprises carpeted flooring, fitted wardrobes, a radiator, and ceiling spotlights.

BEDROOM TWO

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

BATHROOM

A family bathroom briefly comprising a bath, walk-in shower with overhead attachment, low-level WC, storage basin sink, towel warmer, laminate flooring, ceiling spotlights, and a frosted window to the rear.

LOFT ROOM

The loft room currently utilised as a third bedroom briefly comprises carpeted flooring, a radiator, ceiling spotlights, and two double-glazed Velux windows.

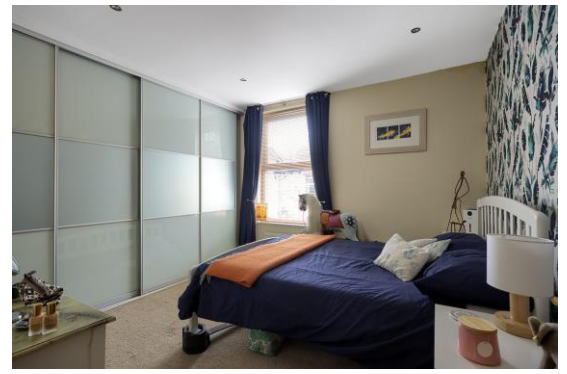
EXTERNAL

To the rear is a private patio-filled garden.

ADDITIONAL INFORMATION

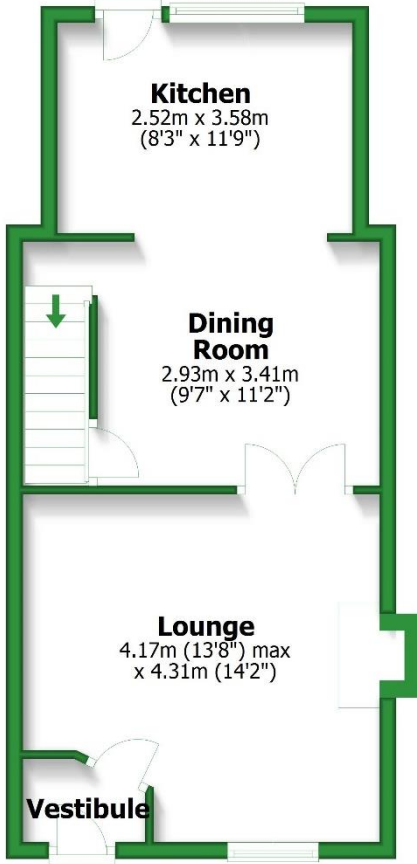
Tenure = Leasehold, £10 rent, 874 years remaining.

Council Tax Band = A



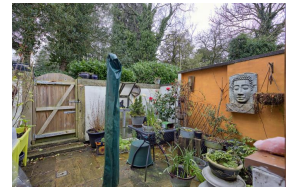
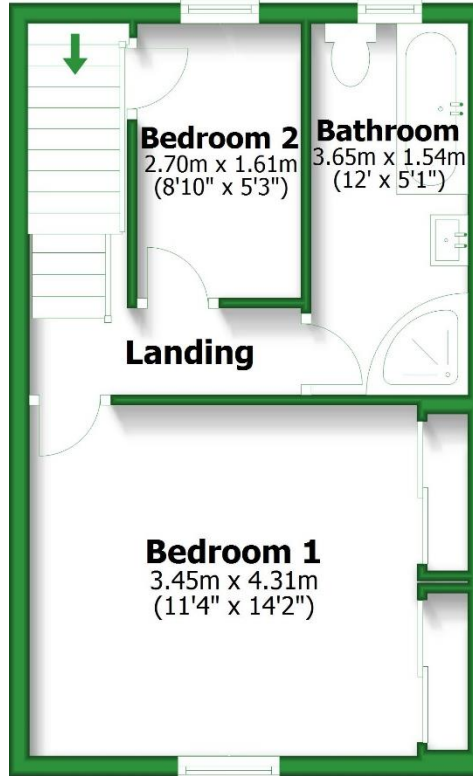
Ground Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



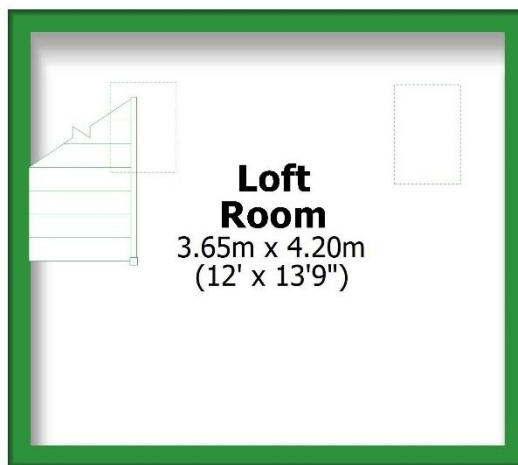
Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are 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).

Total area: approx. 86.8 sq. metres (934.0 sq. feet)

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

Second Floor

Approx. 15.3 sq. metres (165.0 sq. feet)



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