



Falcon & Foxglove

28 Alma Street, Padiham BB12 8LF



A two bedroom mid-terrace property in this popular area of Padiham with a quirky rear yard. Comprising also of a spacious lounge, dining room, fitted kitchen, external utility room and family bathroom. The property benefits also from double glazing, gas central heating & large rear yard.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Two Bedrooms**
- **Spacious Lounge**
- **Dining Room**
- **Fitted Kitchen**
- **External Utility Room**
- **Council Tax Band A**
- **EPC Rating D**
- **Leasehold (880+ Years)**
- **Large Rear Yard**
- **No Chain**

£115,000



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



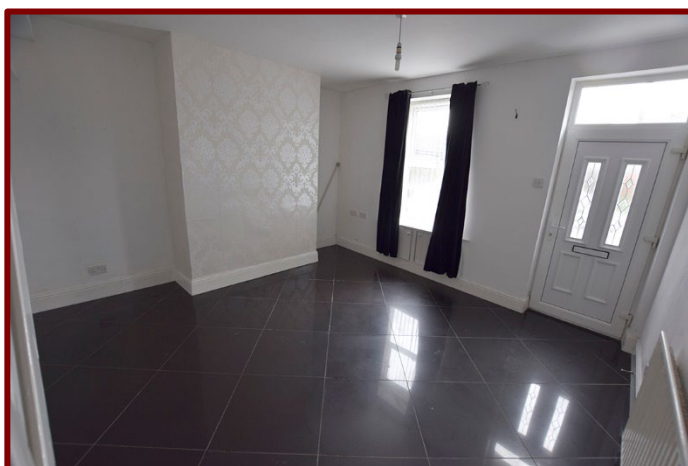
Lounge
4.50m x 4.24m (14ft 9" x 13ft 10")

Double glazed window to the front of the property

Tiled flooring

Central heating radiator

TV point



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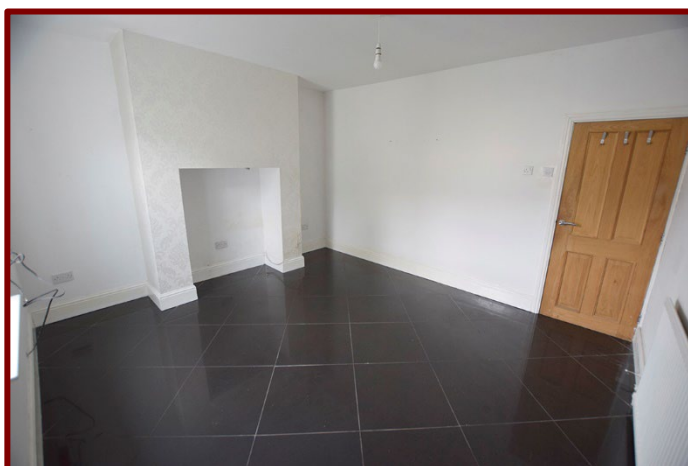
Dining Room
3.70m x 4.24m (12ft 2" x 13ft 10")

Double glazed window to the rear of the property

Tiled flooring

Central heating radiator

TV point



Kitchen
2.85m x 1.74m (9ft 4" x 5ft 8")

Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

Tiled flooring

Gas cooker

Central heating radiator



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Landing

2.03m x 1.67m (6ft 7" x 5ft 5")

Carpeted flooring

Loft access (Ladders & Boarded)

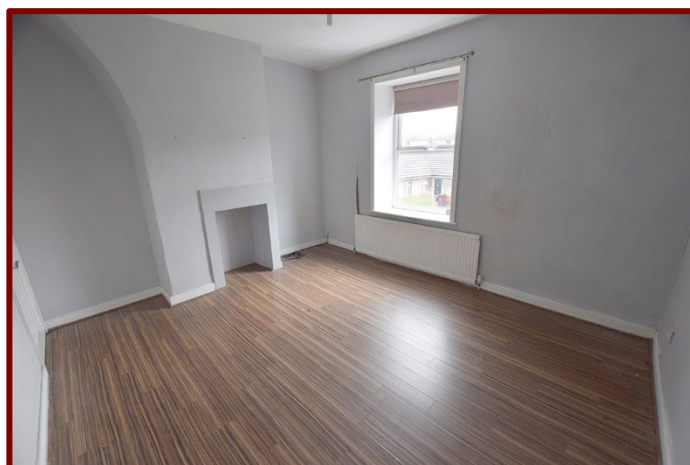
Bedroom One

4.24m x 3.60m (13ft 11" x 11ft 9")

Double glazed window to the front of the property

Laminate flooring

Central heating radiator



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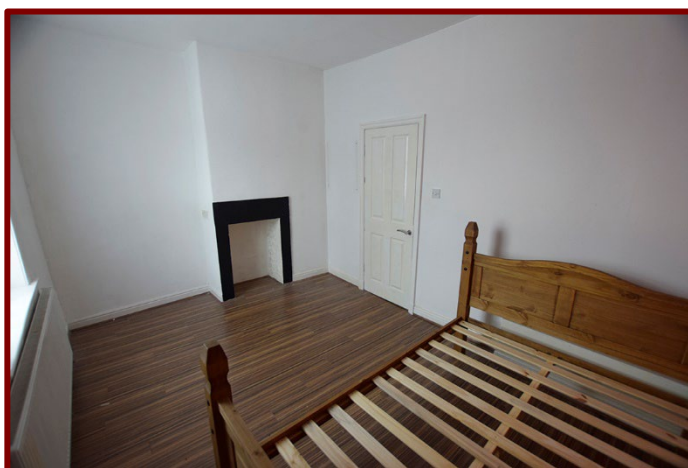


Bedroom Two
4.25m x 2.92m (13ft 11" x 9ft 7")

Double glazed window to the rear of the property

Laminate flooring

Central heating radiator

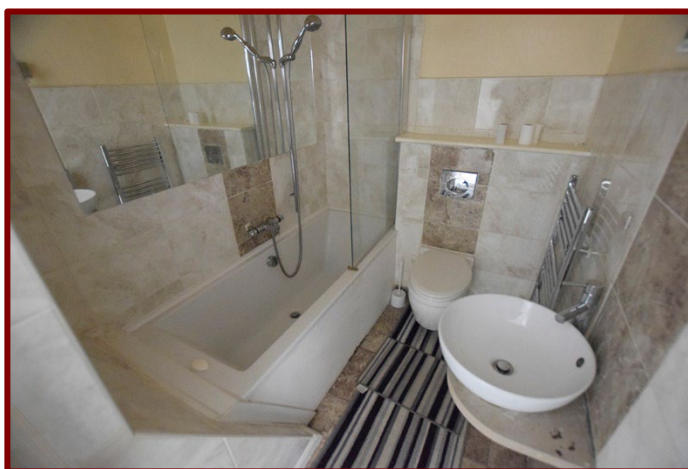


Bathroom
2.13m x 1.66m (6ft 11" x 5ft 5")

Panelled bath with thermostatic shower over

Pedestal hand wash basin and low level w.c.

Towel radiator



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External Utility Room
2.52m x 2.45m (8ft 3" x 8ft 0")

Plumbing for automatic washing machine

Power and lighting



Rear Yard



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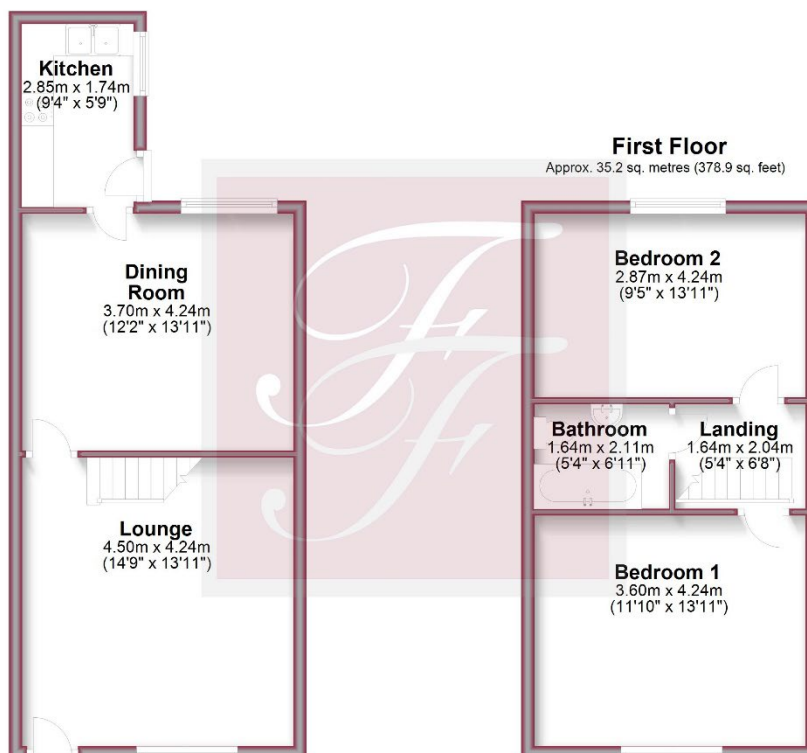
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Ground Floor

Approx. 40.4 sq. metres (434.3 sq. feet)



Total area: approx. 75.6 sq. metres (813.2 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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