



*38 Blackburn Road
Padiham*

Offers in the Region of: £145,000



**Pendle Hill
Properties**



38 Blackburn Road, Padiham
**£145,000 Offers in the
Region of**

A great opportunity to purchase this three-bedroom terraced property located in Padiham, which briefly comprises a lounge, dining room, kitchen, cellar, two bedrooms, bathroom, loft room, and a rear garden.



LOUNGE

A spacious lounge briefly comprises a gas fire with a wooden mantle, carpeted flooring, ceiling light point, radiator, and a large, double-glazed window to front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises an electric oven with a four-ring hob, stainless steel sink with drainers and mixer tap, space for fridge-freezer, dishwasher, washing machine and dryer, tiled flooring, ceiling light point, two large double-glazed windows to the rear and side and a wooden door to the rear of the property.

CELLAR

The cellar briefly comprises concrete flooring, a ceiling light point, and a window to the front of the property.

DINING ROOM

Located to the rear of the property the dining room briefly comprises carpeted flooring, a ceiling light point, a gas fireplace with mantle, and a large, double-glazed window to the rear.

BEDROOM ONE

Located on the first floor, bedroom one boasts carpeted flooring, a ceiling light point, a radiator, fitted wardrobes, and two large, double-glazed windows to the front.

BEDROOM TWO

A spacious double bedroom briefly comprises carpeted flooring, fitted wardrobes, drawers and dressing table, a ceiling light point, a radiator, and a large, double-glazed window to the rear of the property.

BATHROOM

The bathroom briefly comprises carpeted flooring, a bath with overhead shower attachment, a pedestal sink, low-level WC, bidet, a radiator, ceiling light point, and a frosted window to the side.

LOFT ROOM/BEDROOM THREE

Located on the second floor, the loft room boasts carpeted flooring, a radiator, and two windows to the side of the property.

EXTERNAL

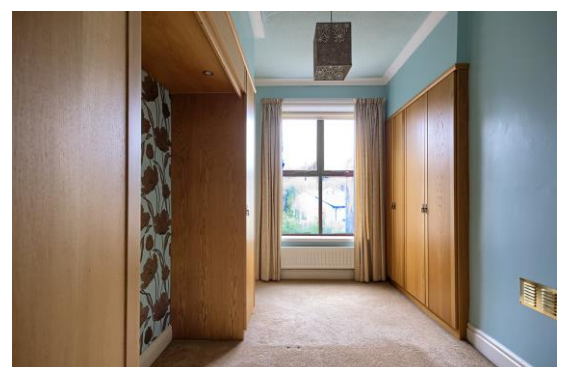
To the rear of the property is a patio area with a separate garden. To the front of the property is a front garden boasting mature shrubs.

ADDITIONAL INFORMATION

Tenure = Leasehold, peppercorn lease, 871 years remaining.

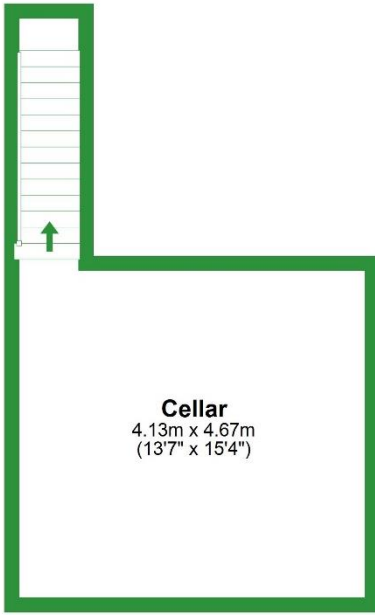
Council Tax Band = C

Garden – leasehold, annual lease.



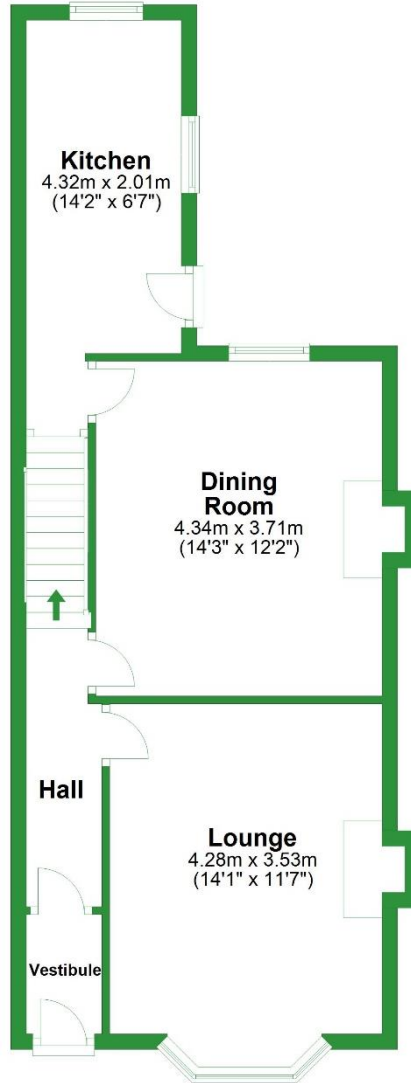
Basement

Approx. 22.0 sq. metres (236.3 sq. feet)



Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)

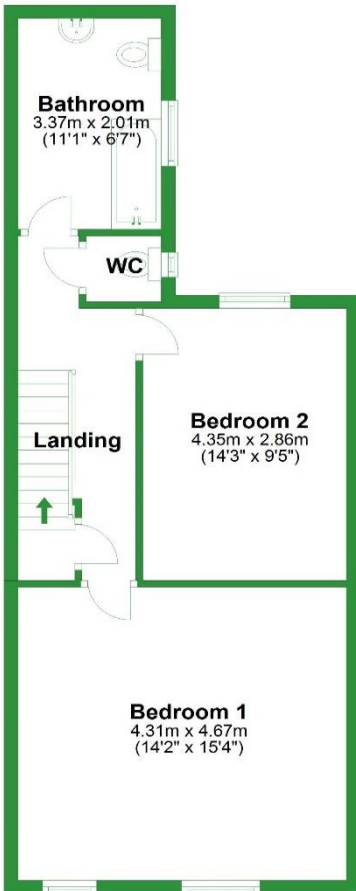


Total area: approx. 141.0 sq. metres (1517.3 sq. feet)

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

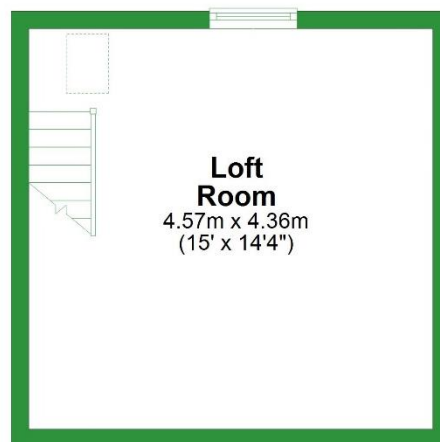
First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Second Floor

Approx. 21.1 sq. metres (226.8 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).



Pendle Hill Properties

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