

*5-7 Moor Lane  
Padiham*

*Offers in the Region of: £99,950*



**Pendle Hill  
Properties**



5-7 Moor Lane, Padiham  
£99,950 Offers in the  
Region of

A spacious three-bedroom end terraced property located in Padiham, briefly comprises a lounge, dining room, kitchen, cellar, downstairs wc, three bedrooms, bathroom and a rear yard.



## LOUNGE

A spacious lounge briefly comprises a gas fire with mantle, carpeted flooring, two ceiling light points, two radiators, and two double-glazed window to front and side.

## KITCHEN

A fitted kitchen with a range of base and wall-mounted units with laminate worktops briefly comprises a five-ring gas hob and oven, a stainless-steel sink with taps, tiled flooring, a ceiling light point, a double-glazed window and wooden door to the rear.

## DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, a pedestal sink, a wall-mounted light point, and a window to the side.

## DINING ROOM

Located to the front of the property the dining room briefly comprises carpeted flooring, ceiling light point, radiator, and double-glazed windows to the front.

## CELLAR

The cellar comprises of two ceiling light points and offers ample storage space.

## BEDROOM ONE

Located on the first floor, bedroom one boasts carpeted flooring, a ceiling light point, a radiator, and two windows, one to the front and back of the property.

The bedroom also has a mezzanine which offers extra storage.

## BEDROOM TWO

A spacious double bedroom briefly comprises carpeted flooring, a ceiling light point, radiator, and a, double-glazed window to the front of the property.

## BATHROOM

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

## BEDROOM THREE

Located on the first floor, the third bedroom boasts carpeted flooring, a radiator, Ceiling light point and a double-glazed window to the front.

## EXTERNAL

To the rear of the property is a patio area.

## ADDITIONAL INFORMATION

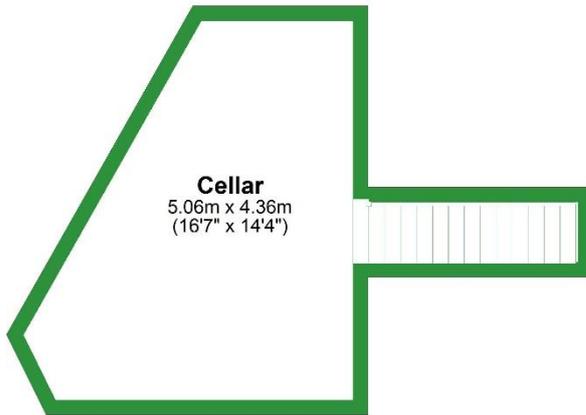
Tenure = Freehold

Council Tax Band = A



### Basement

Approx. 19.4 sq. metres (208.8 sq. feet)

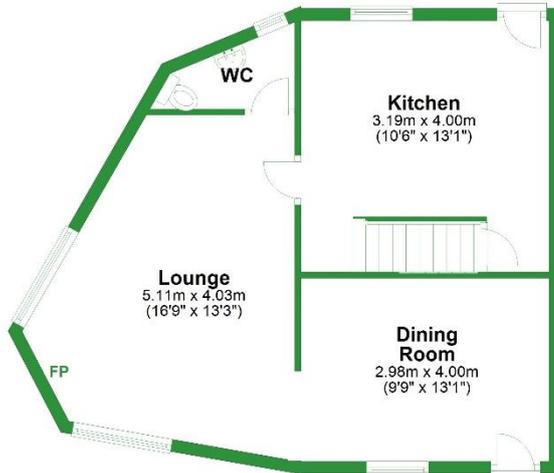


Total area: approx. 120.1 sq. metres (1293.2 sq. feet)

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

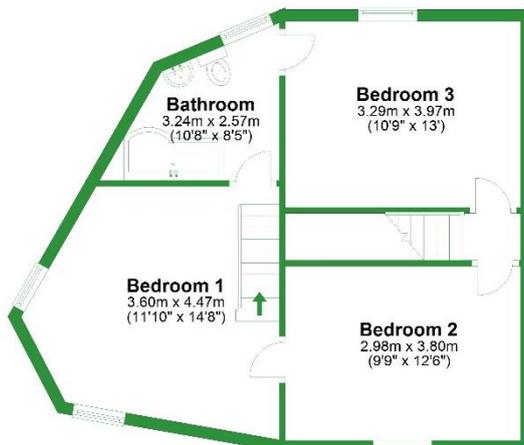
### Ground Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



### First Floor

Approx. 50.1 sq. metres (538.8 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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