



*20 Collinge Street  
Padiham*

*Offers in the Region of: £119,950*



**Pendle Hill  
Properties**



20 Collinge Street, Padiham  
**£119,950 Offers in the  
Region of**

A well-presented three-bedroom mid-terrace property set out over three floors and located close to all local amenities and major transport links. The property comprises of a dining room, lounge, kitchen, along with three bedrooms and a family bathroom.



## LOUNGE

A spacious lounge briefly comprises a multi-fuel burner with mantle, laminate wood flooring, ceiling light point and a radiator.

## KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary marble worktops briefly comprises an integrated oven with a four-ring gas hob with overhead extractor, ceramic sink with mixer tap, space for a fridge-freezer, washing machine, dishwasher, tiled flooring, ceiling spotlights, two double glazed Velux windows and double glazed doors to the rear.

## DINING ROOM

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

## BEDROOM ONE

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

## BEDROOM TWO

A spacious double bedroom located on the second floor, briefly comprises carpeted flooring, ceiling spotlights, radiator, and a large, double-glazed window to the rear of the property.

## BATHROOM

The bathroom briefly comprises tiled flooring, bath with overhead shower attachment, a pedestal sink, a low-level WC, a towel warmer, ceiling spotlights 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 rear.

## EXTERNAL

To the rear of the property is a patio area.

## ADDITIONAL INFORMATION

Tenure = Leasehold, 883 years remaining.

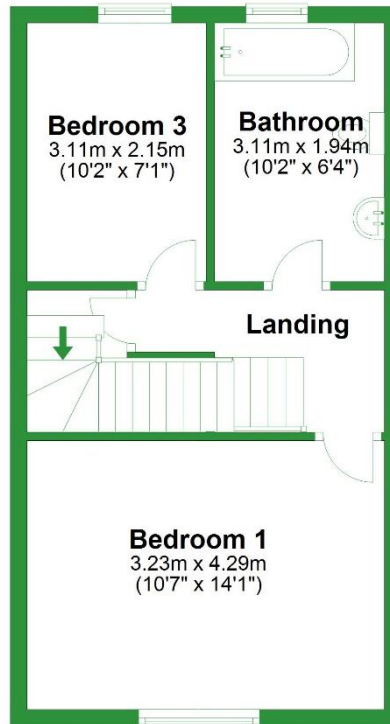
Council Tax Band = A





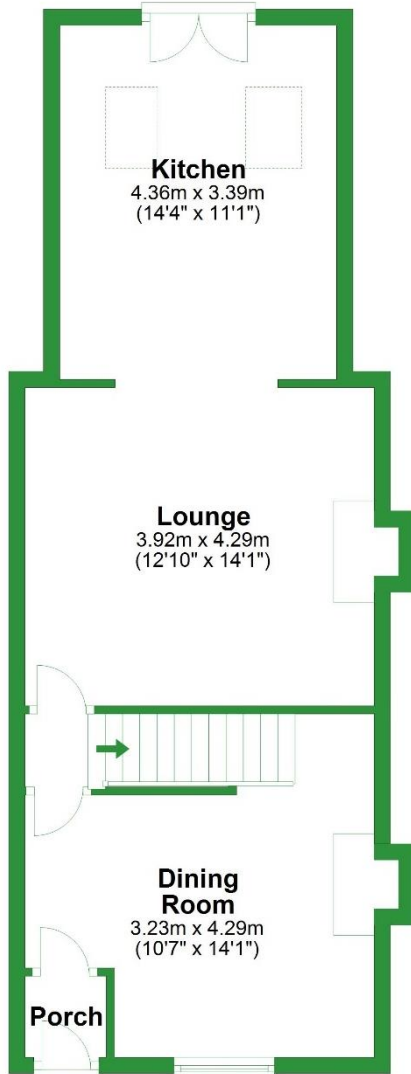
### First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



### Ground Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



### Second Floor

Approx. 22.8 sq. metres (245.1 sq. feet)



Total area: approx. 116.8 sq. metres (1257.0 sq. feet)

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

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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