



*2 Copthurst Street  
Padiham*

*Offers in the Region of: £75,000*



**Pendle Hill  
Properties**



*2 Copthurst Street, Padiham  
£75,000 Offers in the  
Region of*

A great opportunity to purchase this two-bedroom, end-terraced property in Padiham, briefly comprising of a lounge, dining room, kitchen, cellar, two bedrooms, shower room, and a rear yard with an outside WC.



## LOUNGE

A spacious lounge briefly comprises a gas fire with mantle, wood flooring, ceiling light point, radiator, and two double glazed windows, one to the front and side.

## KITCHEN

A fitted kitchen with a range of base and wall-mounted units with a laminate worktop briefly comprises a four-ring gas hob and oven, stainless steel sink with drainers and tap, space for a washing machine and fridge, vinyl flooring, ceiling light point, and a double-glazed window to the side and a Upvc door to the rear.

## DINING ROOM

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

## BEDROOM ONE WITH SHOWER ROOM

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

The shower room briefly comprises a walk-in shower with attachment, pedestal sink, low level WC, radiator, vinyl flooring, ceiling light point, and a frosted window to the front.

## BEDROOM TWO

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

## EXTERNAL

To the rear of the property is a patio with an outdoor WC.

## ADDITIONAL INFORMATION

Tenure = Leasehold, 817 years remaining.

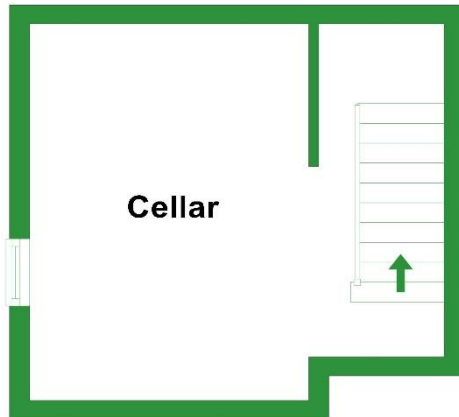
Council Tax Band = A

The property boasts a cellar which can be accessed from the dining room.



## Basement

Approx. 15.7 sq. metres (168.5 sq. feet)

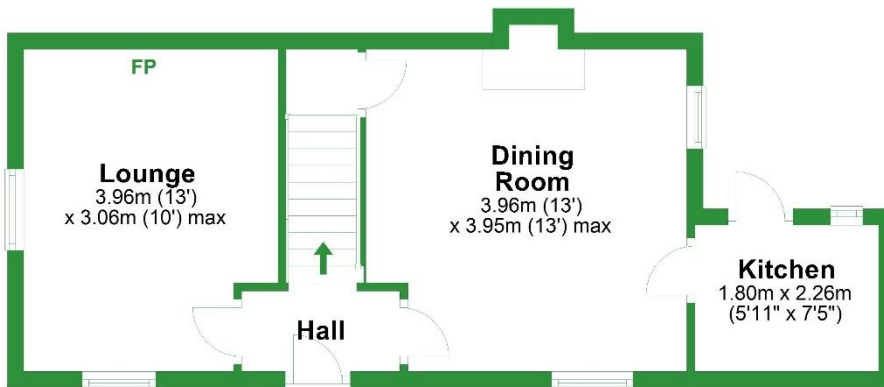


Total area: approx. 88.6 sq. metres (953.3 sq. feet)

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

## Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



## First Floor

Approx. 36.6 sq. metres (393.5 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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