



*4 Shuttleworth Street
Padiham*

Offers in the Region of: £169,950

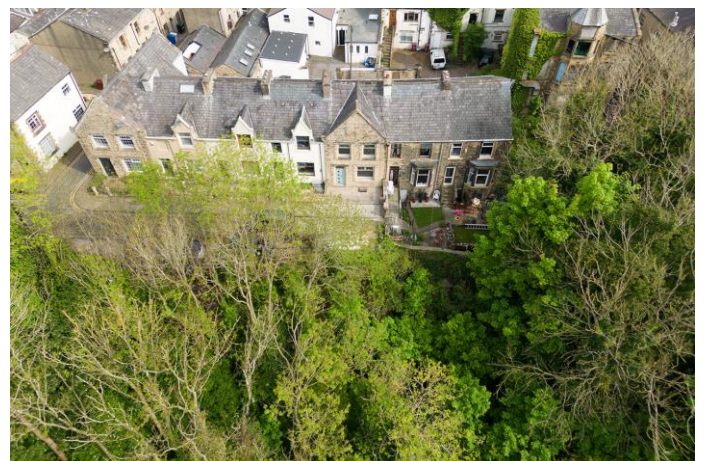


**Pendle Hill
Properties**



4 Shuttleworth Street, Padiham
£169,950 Offers in the
Region of

A recently modernised, three-bedroom, terraced property located in Padiham close to local amenities and major transport links, briefly comprises a lounge, dining room, kitchen, cellar, three bedrooms, bathroom, and a rear yard.



LOUNGE

A spacious lounge briefly comprises stone flooring, wall-mounted and ceiling light points, radiator, and a large, double-glazed window to the front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring induction hob with overhead extractor, composite sink with drainers and mixer tap, stone flooring, vertical radiator, ceiling spotlights, two frosted, double-glazed windows to the rear and a Upvc door into the yard.

DINING ROOM

Located to the rear of the property the dining room briefly comprises stone flooring, ceiling spotlights and wall-mounted lights, a radiator, and a double-glazed window to the rear.

BEDROOM ONE

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

BEDROOM TWO

Bedroom two briefly comprises carpeted flooring, ceiling light point, a radiator, a stone feature fireplace, and a large, double-glazed window to the front of the property.

BATHROOM

The bathroom briefly comprises tiled flooring, a bath, a walk-in shower with overhead attachment, a floating basin sink, a low-level WC, vertical radiator, a stone feature wall, ceiling spotlights, and a frosted window to the rear.

BEDROOM THREE

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

EXTERNAL

To the rear of the property is a yard.

To the front of the property is a private patio area.

ADDITIONAL INFORMATION

Tenure = Leasehold, peppercorn lease, 817 years left.

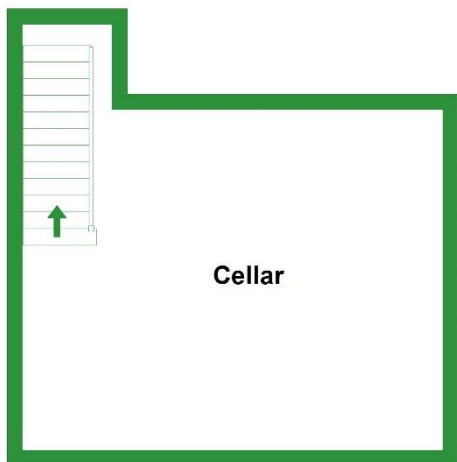
Council Tax Band = B

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



Basement

Approx. 23.9 sq. metres (257.0 sq. feet)

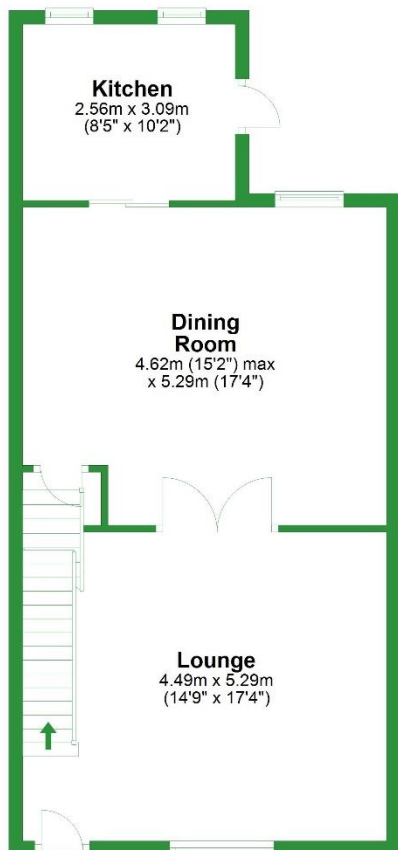


Total area: approx. 129.6 sq. metres (1394.8 sq. feet)

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

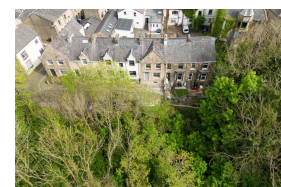
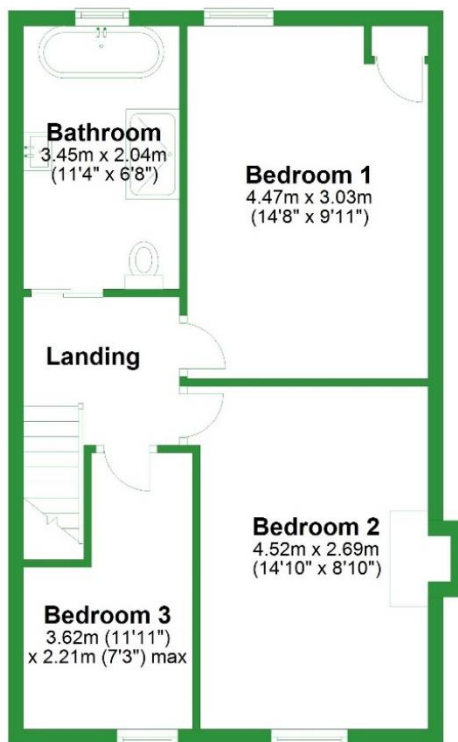
Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



First Floor

Approx. 48.8 sq. metres (524.9 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

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk