



*46 Blackburn Road  
Padiham*

*Offers in the Region of: £169,950*

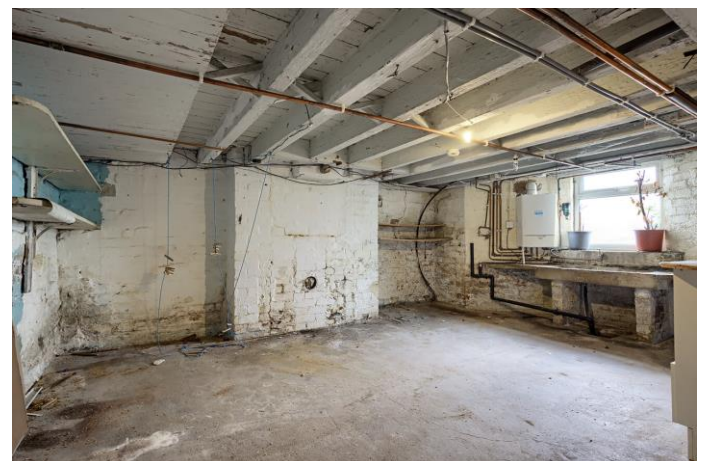


**Pendle Hill  
Properties**



46 Blackburn Road, Padiham  
**£169,950 Offers in the  
Region of**

A great opportunity to purchase this four-bedroom terraced house in Padiham, which briefly comprises a lounge, dining room, kitchen, cellar, four bedrooms, shower room, loft room, and a rear garden.



### LOUNGE

A spacious lounge with central feature fireplace briefly comprises carpeted flooring, ceiling light and wall points, radiator, and a large, double-glazed bay window to front.

### DINING ROOM

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

### KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises vinyl flooring, stainless steel sink with drainers and mixer tap, integrated dishwasher, fridge and double oven, four ring gas hob, ceiling light point, a large integrated storage cupboard, double glazed windows and access to the cellar.

### CELLAR

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

### BEDROOM ONE

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

### BEDROOM TWO

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.

### SHOWER ROOM

A shower room briefly comprises a walk-in shower cubicle, vinyl flooring, a pedestal sink, low-level WC, towel warmer, ceiling spotlights, and a frosted window to the side.

### BEDROOM THREE

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

### BEDROOM FOUR

The fourth bedroom briefly comprises double-glazed window to the rear, integrated storage, laminate flooring, ceiling light point, and a radiator.

### LOFT ROOM

Located on the second floor, a large loft room boasts wooden flooring, a radiator, Velux window and a large double-glazed window looking out to the rear.

### EXTERNAL

To the rear of the property is a flagged patio area with a separate gated garden.

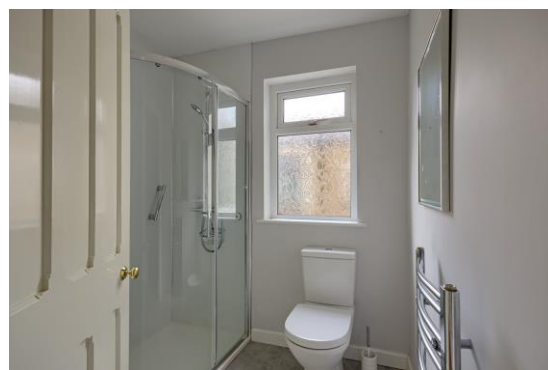
To the front of the property is a front garden boasting mature shrubs.

### ADDITIONAL INFORMATION

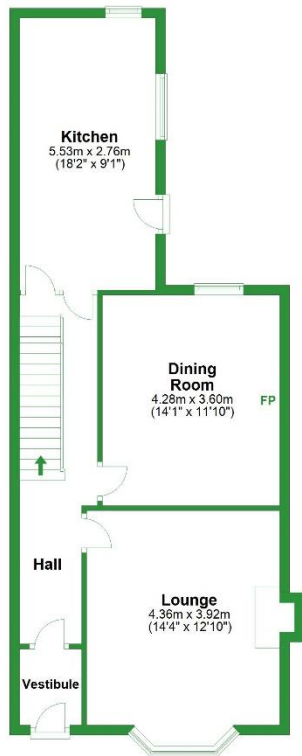
Tenure = Leasehold, peppercorn lease, 873 years remaining.

Council Tax Band = C

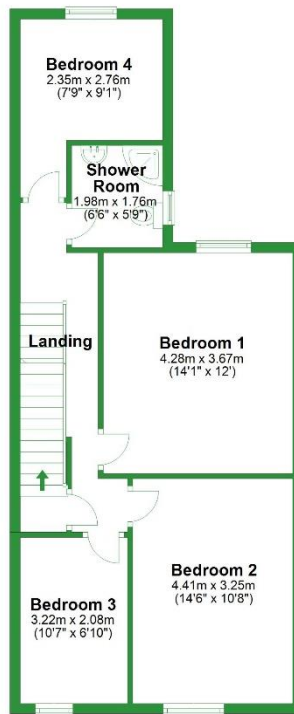
Garden – leasehold, annual lease through Huntroyd Estate.



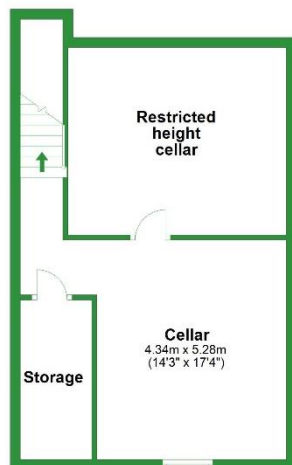
**Ground Floor**  
Approx. 61.9 sq. metres (666.8 sq. feet)



**First Floor**  
Approx. 58.5 sq. metres (629.3 sq. feet)



**Basement**  
Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 192.3 sq. metres (2069.9 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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