



Falcon & Foxglove

17 Bivel Street, Padiham BB12 0PN



Offered with no chain is this two bedroom mid-terrace property in this popular area of town. Comprising also of a spacious lounge, dining kitchen and first floor bathroom. The property benefits also from double glazing, gas central heating and rear yard.

Located near to local shopping facilities, train station and bus routes. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Two Bedrooms**
- **Spacious Lounge**
- **Kitchen Dining Room**
- **Bathroom**
- **Council Tax Band A**
- **Leasehold (880+ Years)**
- **EPC Rating D**
- **No Chain**

£75,000



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

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Entrance Vestibule

Lounge

4.21m x 4.01m (13ft 9" x 13ft 1")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



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Kitchen Dining Room
5.01m x 3.10m (16ft 5" x 10ft 1")

Double glazed window to the rear of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Integrated electric oven and gas hob with cooker hood over

Vinyl and carpeted flooring

Plumbing for automatic washing machine

Central heating radiator



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Landing

Bedroom One

3.97m x 3.26m (13ft 0" x 10ft 8")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



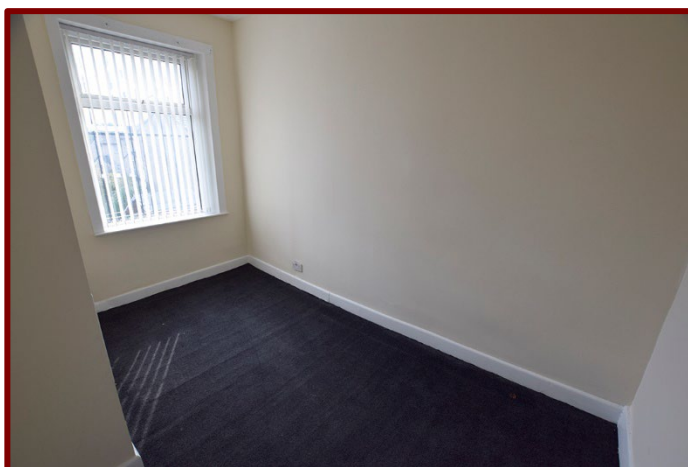
Bedroom Two

3.78m x 2.21m (12ft 4" x 7ft 2")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



Bathroom

2.04m x 1.79m (6ft 8" x 5ft 10")

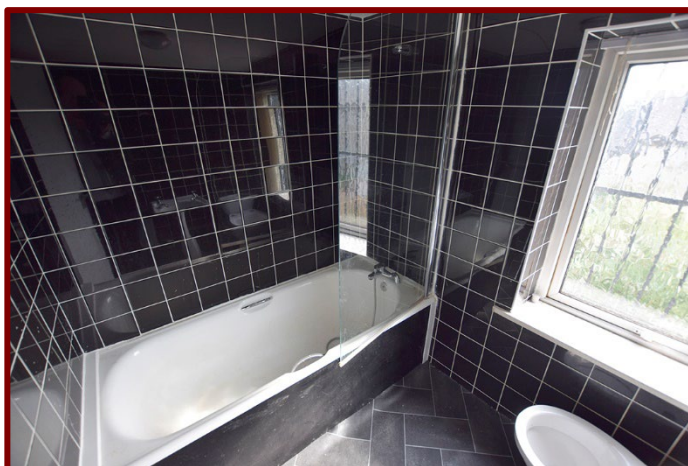
Double glazed frosted window to the rear of the property

Panelled bath with mixer taps for shower over

Pedestal hand wash basin and low level w.c.

Vinyl flooring

Central heating radiator



Rear Yard



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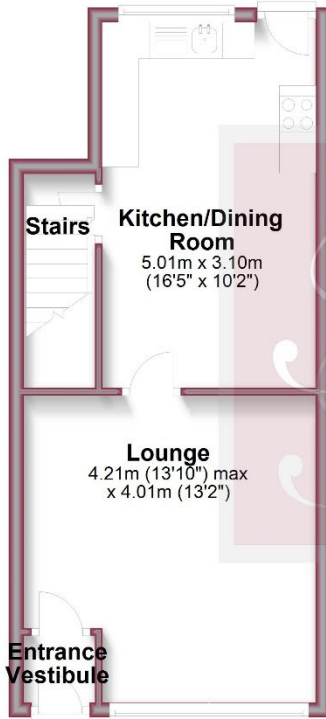
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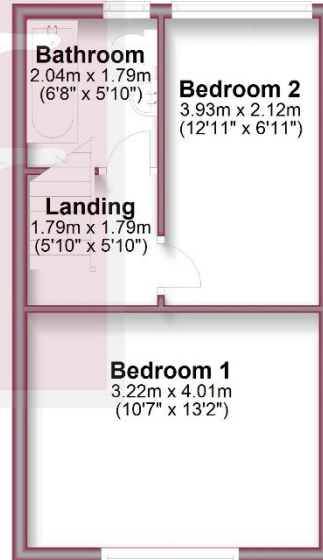
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Ground Floor
Approx. 36.0 sq. metres (387.3 sq. feet)



First Floor
Approx. 29.1 sq. metres (312.7 sq. feet)



Total area: approx. 65.0 sq. metres (700.1 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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