



11 Whalley Road

Padiham

Offers in the Region of: £189,950



**Pendle Hill
Properties**



11 Whalley Road, Padiham
£189,950 Offers in the
Region of

A well-presented three-bedroom property in Padiham, briefly comprises a lounge, dining room, kitchen/breakfast room, cellar, three bedrooms, shower room, front and rear yard.



LOUNGE

A spacious lounge briefly comprises carpeted flooring, ceiling and wall mounted light points, integrated storage, a radiator, and a large bay window to the front.

DINING ROOM

The dining room comprises wood flooring, a radiator, a feature fireplace, a ceiling light point, and a double-glazed window to the rear.

KITCHEN/BREAKFAST ROOM

A fully fitted kitchen with a range of base and wall-mounted units and a breakfast bar with complimentary laminate worktops briefly comprises a Rangemaster with a four-ring hob and overhead extractor, stainless steel sink with mixer tap, integrated dishwasher, vinyl flooring, a radiator, ceiling light point, and a double glazed window and upvc door to the rear.

CELLAR

The cellar comprises ample storage space, an integrated washer and dryer, and a ceiling light point.

BEDROOM ONE

Located on the first floor, the main bedroom briefly comprises carpeted flooring, a ceiling light point, integrated storage, and a double-glazed window to the rear of the property.

BEDROOM TWO

The second bedroom briefly comprises carpeted flooring, a radiator, a ceiling light point, ample storage space with a mezzanine, and a double-glazed window to the front.

SHOWER ROOM

The shower room briefly comprises vinyl wood effect flooring, a low-level WC, a walk-in shower with overhead attachment, storage basin sink, ceiling spotlights, a radiator, and a frosted window to the rear.

BEDROOM THREE

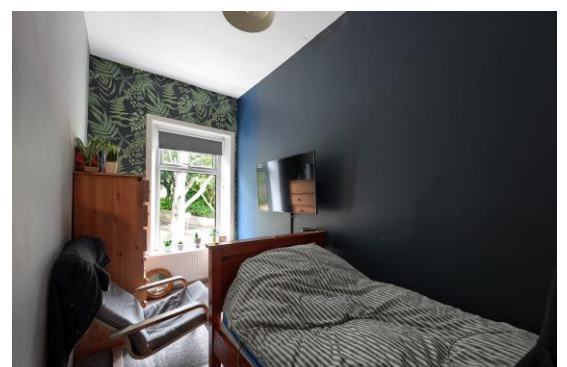
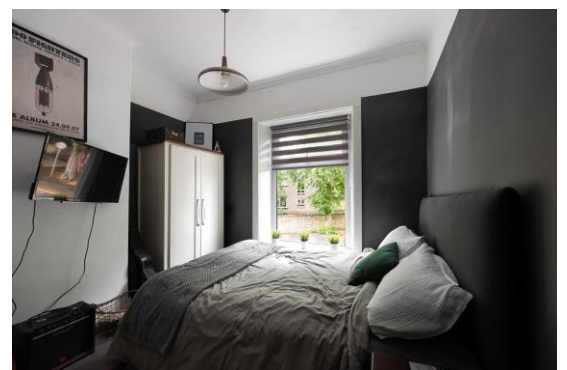
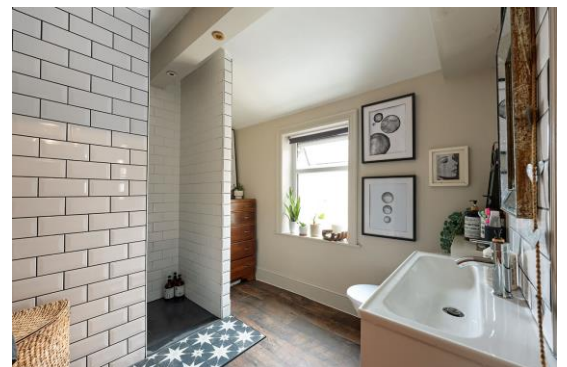
The third bedroom briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window to the front.

EXTERNAL

To the front of the property, there is an entrance yard.
To the rear of the property is a yard.

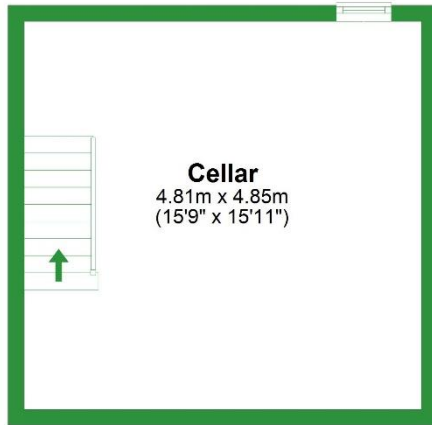
ADDITIONAL INFORMATION

Tenure = Leasehold, 874 years left, £19 ground rent.
Council Tax Band = B



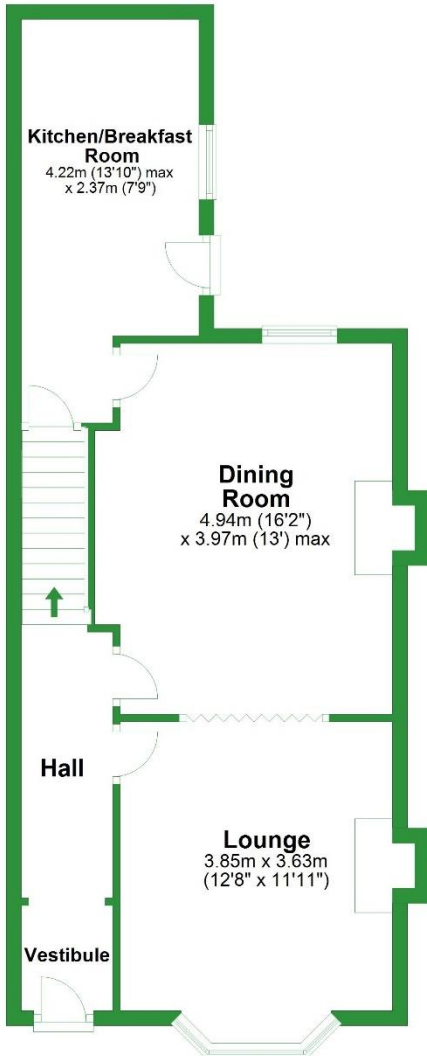
Basement

Approx. 23.3 sq. metres (251.1 sq. feet)



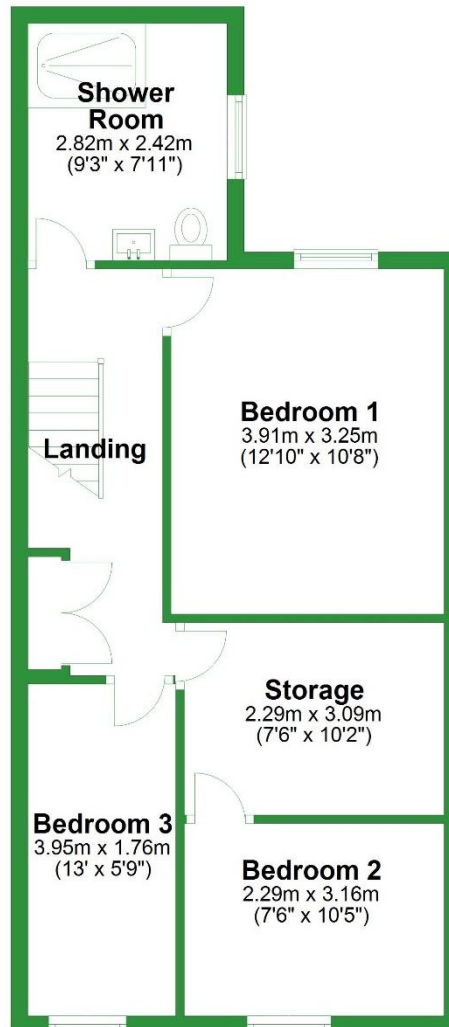
Ground Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.9 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