



*14 Cemetery Road*

*Padiham*

*Offers in the Region of: £139,950*



**Pendle Hill  
Properties**



14 Cemetery Road, Padiham  
£139,950 Offers in the  
Region of

A spacious four-bedroom property in the highly popular area of Padiham briefly comprising, a lounge, kitchen, dining room, cellar, four double-bedrooms, bathroom, and rear yard.



## LOUNGE

A spacious lounge boasting a double-glazed window overlooking the rear garden briefly comprises, an electric fire, wooden flooring, a radiator, a ceiling light point, and a door to the rear.

## KITCHEN

A kitchen with a range of base and wall-mounted units with laminate worktops boasting a wooden worktop island, briefly comprises a range cooker with a five-ring hob, stainless steel sink, vinyl flooring, ceiling light points, radiator, double-glazed windows overlooking the rear, and a UPVC door providing access the rear yard.

## DINING ROOM

A dining room with central feature electric fireplace briefly comprises, a large, double-glazed window overlooking the front of the property carpeted flooring, radiator, and ceiling light point.

## BEDROOM ONE

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

## BEDROOM TWO

A second double bedroom briefly comprises wooden flooring, radiator, ceiling light point, and a double-glazed window to the front.

## BEDROOM THREE

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

## BEDROOM FOUR

A single bedroom briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window.

## BATHROOM

The bathroom briefly comprises tiled flooring, towel rail, bath with overhead rainfall shower attachment, low-level WC, cabinet sink, a ceiling light point, half tiled walls and a double-glazed frosted window to the rear.

## EXTERNAL

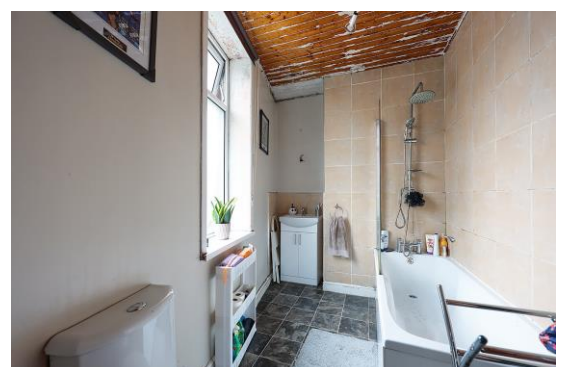
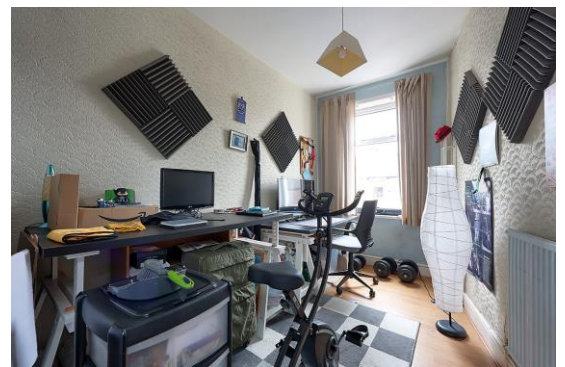
To the rear of the property is a yard that provides access to the side of the property, leading back to the front.

## ADDITIONAL INFORMATION

Tenure = Freehold

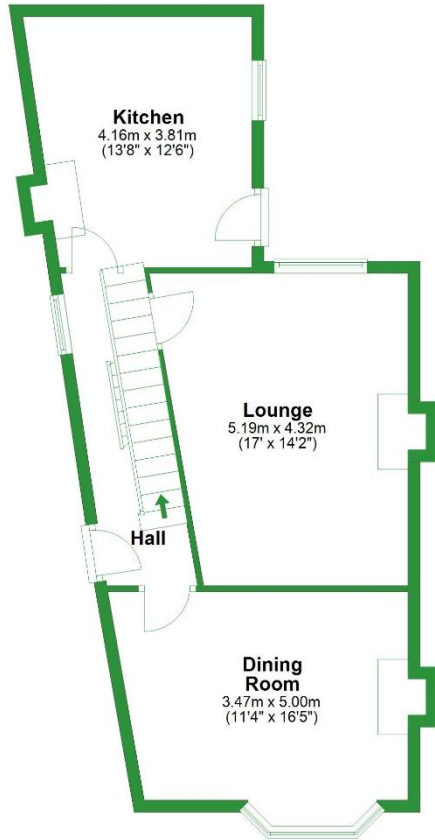
Council Tax Band = A

The property has a cellar accessible from the hallway. Please see floorplans for dimensions.



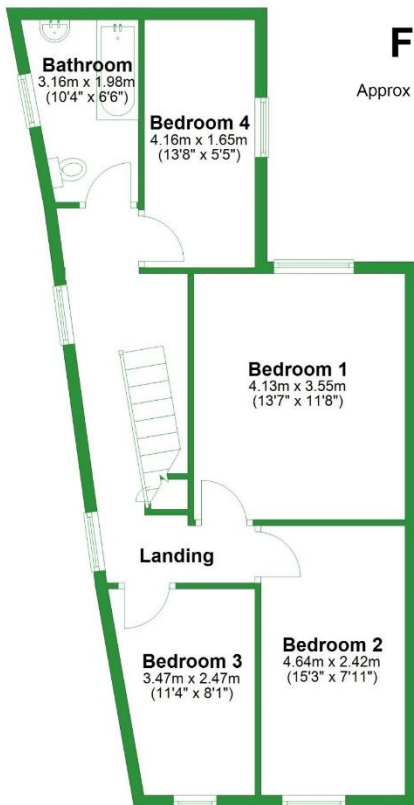
## Ground Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



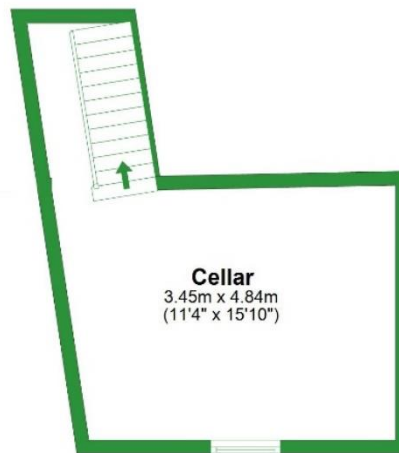
## First Floor

Approx 59.7 sq metres (642.1 sq ft)



## Basement

Approx. 20.1 sq. metres (216.0 sq. feet)



Total area: approx. 139.7 sq. metres (1503.5 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).



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