

23 Park View

Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Gas central heating throughout
- uPVC double glazing
- Well presented and ready to move into
- Council Tax Band A and leasehold tenure
- 2 Bedrooms + Attic room
- Two-minute walk into Padiham town centre
- Popular Padiham location within easy reach of amenities



Property Description

A bright entrance hallway welcomes you into this well-presented home. The main living room is a generous, comfortable space centred around a feature fireplace with attractive alcove detailing. To the rear sits an excellent-sized dining room, ideal for both everyday family use and entertaining, which leads through to a neatly fitted kitchen offering ample storage, work surface space, electric hob, oven and utility point. To the first floor are two well-proportioned bedrooms, both enjoying good natural light, along with a modern family bathroom fitted with a bath and shower over, wash basin and WC. A staircase rises to the attic room, currently used by the vendors as a bedroom. This is a spacious and versatile area with good usable floor space, suitable for a variety of purposes. Please note: the vendors have confirmed there are no building regulations in place for the attic conversion. Buyers should satisfy themselves regarding intended use. The property is also in a Flood risk area.





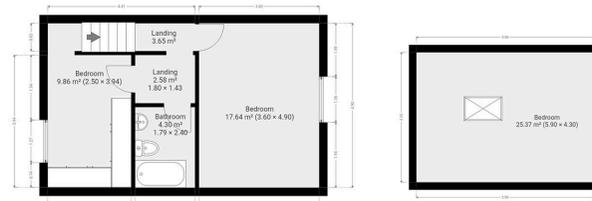
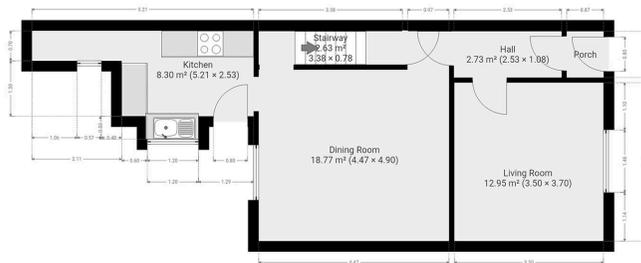


YARD

To the rear, the property benefits from a private enclosed yard designed for straightforward, low-maintenance outdoor use. The space is mainly paved, providing ample room for outdoor seating and entertaining. The yard is bordered by solid wall boundaries which enhance both privacy and security, creating a well-defined outdoor area. A secure gated access point to the rear offers convenient entry while maintaining peace of mind.

ON STREET

1 Parking Space



Total Property Area: approx - 109.65 Sq Meters (1,180.26 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any built floor areas, openings and circulation are approximate. No details are guaranteed, they cannot be used as a basis for any agreement and they do not form part of any agreement. No liability is taken for any error.



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