



17 Park View, Padiham, Burnley,  
Lancashire BB12 8EE



## PROPERTY DESCRIPTION

!! Located in a quiet back water position with impressive open aspect to the front !! This significantly extended three bedroom mid terrace home is found only a short walk from Padiham town centre. The accommodation is immaculately presented and comprises of: two separate reception rooms, a modern fitted kitchen, three bedrooms to the first floor and a modern three piece bathroom suite. The property is warmed by gas central heating and is double glazed throughout. Low maintenance rear yard. Council Tax - Band A. Deposit £795. EPC - D. Early viewing is considered a must!

## FEATURES

- Quiet back water position
- Impressive open aspect to the front
- Significantly extended accommodation on offer
- Two separate reception rooms
- Modern fitted kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating
- Being Upvc double glazed throughout
- Low maintenance rear yard
- Council Band - Tax A
- EPC - D
- Deposit - £795
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

3.53m x 3.29m (11' 7" x 10' 10")

#### Lounge

4.26m x 3.93m (14' 0" x 12' 11")

#### Kitchen

3.48m x 2.06m (11' 5" x 6' 9")

### First Floor

#### Bedroom One

2.47m x 2.82m (8' 1" x 9' 3")

#### Bedroom Two

2.37m x 4.37m (7' 9" x 14' 4")

#### Bedroom Three

2.31m x 2.9m (7' 7" x 9' 6")

#### Family Bathroom

### Outside

#### Yard

