



36 Spenser Street, Padiham Burnley,
BB12 8RD



PROPERTY DESCRIPTION

Situated just off Victoria Road, Padiham, we offer a forecourt fronted, 2 bedroom mid terrace property within walking distance to all local amenities & the town centre. The property offers two generous reception rooms, a modern fitted kitchen with integrated oven and hob, two spacious bedrooms and a fully fitted three piece bathroom suite. There is a low maintenance yard to the rear. Deposit - £595. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Found just off the ever popular Victoria Road in Padiham
- Two generous reception rooms
- Modern fitted kitchen with integrated appliances
- Two spacious bedrooms
- Fully fitted three piece bathroom suite
- Yard to the rear
- Ideally located for the local motorway network
- A short drive from both Padiham and Burnley town centres
- Well presented throughout
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Living Room

12' 9" x 11' 1" (3.88m x 3.37m)

Dining Room

12' 6" x 11' 8" (3.80m x 3.56m)

Kitchen

7' 8" x 6' 5" (2.33m x 1.96m)

First Floor

Bedroom One

12' 9" x 12' 7" (3.88m x 3.84m)

Bedroom Two

13' 4" x 5' 11" (4.07m x 1.80m)

Bathroom

9' x 4' 6" (2.74m x 1.38m)

Outside

Outside

Yard at the rear.