





## PROPERTY DESCRIPTION

!! Beautifully presented throughout !! This two double bedroom mid terrace home is found within close proximity to the local motorway network. The well presented accommodation comprises of: one generous reception room, an eye catching modern kitchen with integrated oven and hob, separate utility room, two double bedrooms to the first floor and a three piece bathroom suite with electric shower. Warmed by gas central heating run from a newly installed gas fired combination boiler. Upvc double glazed throughout. Council Tax - Band A. EPC - D. Early viewing a must!

## FEATURES

- Within touching distance of the local motorway network
- A short drive from both Padiham and Burnley town centres
- One generous reception room
- Eye catching modern kitchen with separate utility room
- Two double bedrooms to the first floor
- Three piece bathroom suite with electric shower
- Warmed by gas central heating run from a recently installed combination boiler
- Upvc double glazed throughout
- Early viewing is a considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

with a Upvc door to the front and wooden door leading through to:

#### Sitting Room

13' 9" x 10' 6" (4.20m x 3.20m) A welcoming reception room with a upvc double glazed window to the front and a radiator.

#### Dining Kitchen

13' 5" x 13' 1" (4.10m x 4.00m) fitted with a range of modern wall and base units that boast a complimentary rolled edge working surface that incorporates a one bowl stainless steel sink and drainer. There is an integrated four ring electric hob and oven with cooker hood over, ample space for further appliances and a Upvc double glazed window to the rear. Large under stairs storage cupboard.

#### Seperate Utility Room

6' 7" x 6' 2" (2.00m x 1.88m) fitted with a matching rolled edge working surface and having a wall mounted gas fired combination boiler. Wooden door leading to the rear yard and a upvc double glazed window to the side.

### First Floor

#### Bedroom One

13' 9" x 10' 6" (4.20m x 3.20m) a large master bedroom with a Upvc double glazed window to the front and radiator.

#### Bedroom Two

13' 9" x 10' 11" (4.20m x 3.32m) a second double bedroom having a Upvc double glazed window to the rear and a radiator.

#### Bathroom

A fully fitted three piece suite comprising of a low level W/C, pedestal wash basin and a panelled bath with electric shower over. Tiled to compliment.

### Outside

#### Yard

Low maintenance rear yard.

### Further Information

#### Further Infomation

Council Tax - Band A

EPC - D