



18 Raleigh Street

Padiham

Offers in the Region of: £125,000



**Pendle Hill
Properties**



18 Raleigh Street, Padiham
**£125,000 Offers in the
Region of**

A two-bedroom terraced house in the popular town of Padiham, close to local amenities and transport links. The property boasts two large reception rooms, a kitchen, an outside utility, a bathroom and two double bedrooms.

Externally there is a front garden with an outside seating area and a rear yard providing access to a utility building.



LOUNGE

The lounge is located at the front of the property and features oak wooden flooring throughout and comprises of a large, double-glazed bay window. The lounge also benefits from a central ceiling light point and radiators.

DINING ROOM

The dining room is located at the back of the property and features oak wooden flooring throughout and comprises of a large, double-glazed window going out to the rear. The lounge also benefits from a central ceiling light point and radiators.

KITCHEN

The modern kitchen can be found at the rear of the property and features a range of wall and base units with solid oak worktops with an integrated electric oven, gas hob, stone flagged floor, and a radiator. The kitchen also features a door providing access to the rear garden.

BEDROOM ONE

A double bedroom located to the front of the property features carpeted flooring, a ceiling light point, and a double glazed UPVC window.

BEDROOM TWO

A second double bedroom located to the rear of the property features carpeted flooring, a ceiling light point, and a double glazed UPVC window.

BATHROOM

The family bathroom is located off the main landing area and features a bath with overhead shower attachment, a pedestal wash basin, and a low-level WC along with ceiling light point, wall tiles, and a radiator.

EXTERNAL

To the front of the property is a stone area with a seating area and raised beds.

To the rear of the property is a yarded area with access leading to the back street, the property also features an out-utility building which comprises of a washer and a dryer.

ADDITIONAL INFORMATION

The property also features a loft for storage.

Tenure = leasehold, 83p paid twice a year, 817 years remaining.

Council Tax Band = A



Ground Floor

Approx. 61.5 sq. metres (661.6 sq. feet)

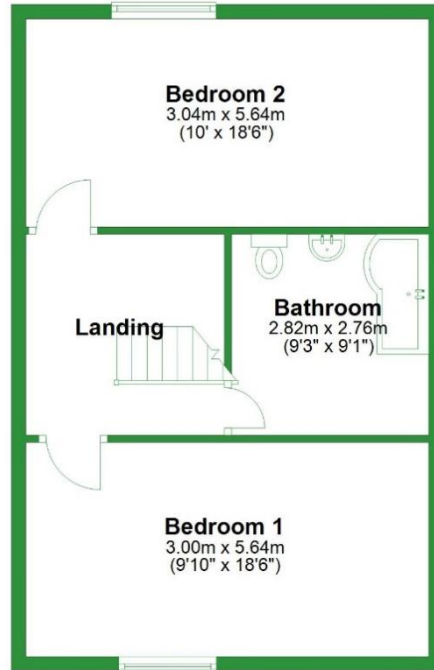


Total area: approx. 111.8 sq. metres (1203.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 50.3 sq. metres (542.0 sq. feet)



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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