



*14 Grasmere Avenue,
Padiham*

Offers in the Region of: £119,950



**Pendle Hill
Properties**



14 Grasmere Avenue, Padiham
**£119,950 Offers in the
Region of**

A mews, family home located in Padiham, briefly comprises a lounge/dining room, kitchen, utility room, three bedrooms, bathroom, WC, rear and front garden, and a driveway.



LOUNGE/DINING ROOM

A spacious lounge briefly comprises laminate wood flooring, ceiling light point, radiator, a double-glazed window to front and double-glazed doors to the rear.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring induction hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated freezer, oven, dishwasher, space for a washing machine, tiled flooring, ceiling spotlights, and a large double-glazed window to the rear.

UTILITY ROOM

The utility room briefly comprises wall mounted units with laminate worktops, space for a dryer and fridge, tiled flooring, ceiling light point, radiator, double-glazed frosted window to front.

BEDROOM ONE

Located on the first floor, bedroom one boasts carpeted flooring, ceiling light point, radiator, fitted wardrobes and a double-glazed window to the front.

BEDROOM TWO

Bedroom two briefly comprises carpeted flooring, fitted wardrobes, ceiling light point, radiator, and a large, double-glazed window to the front of the property.

BATHROOM

The bathroom briefly comprises laminate wood flooring, bath with overhead shower attachment, storage basin sink, towel warmer, ceiling spotlights and a frosted window to the rear.

WC

The separate WC briefly comprises of vinyl flooring, low level wc, ceiling light point and a frosted window to the rear.

BEDROOM THREE

Located on the first floor, the third bedroom currently utilised as an office boasts carpeted flooring, a radiator, integrated storage cupboard, ceiling light point and a double-glazed window to the rear.

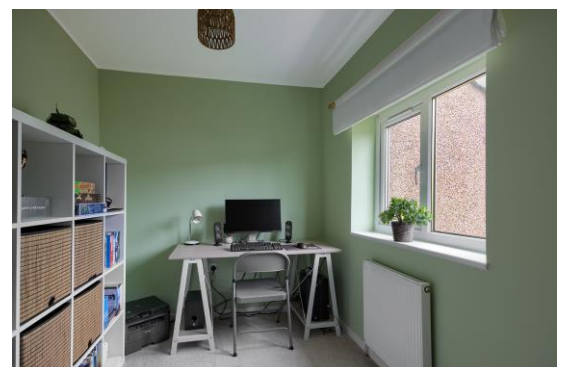
EXTERNAL

To the rear of the property is a garden with a patio area.
To the front of the property is a driveway.

ADDITIONAL INFORMATION

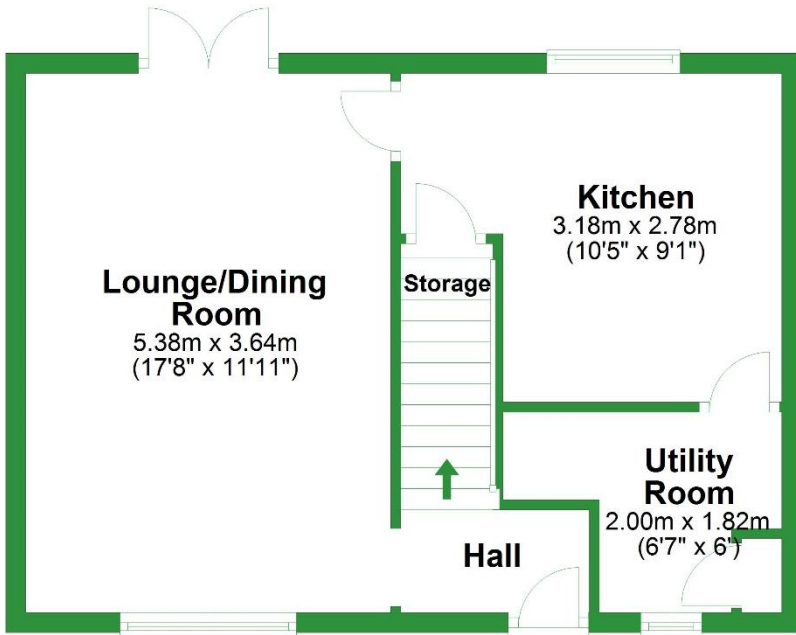
Tenure = Freehold

Council Tax Band = A



Ground Floor

Approx. 40.3 sq. metres (433.6 sq. feet)

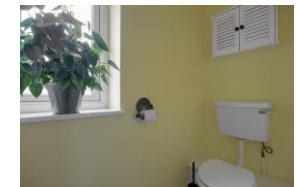


Total area: approx. 80.8 sq. metres (870.1 sq. feet)

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

First Floor

Approx. 40.5 sq. metres (436.5 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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