



23 Shakespeare Street Padiham

Offers in the Region of: £95,000



**Pendle Hill
Properties**



23 Shakespeare Street, Padiham
£95,000 Offers in the
Region of

A two-bedroom terraced in Padiham, close to local amenities briefly comprises a lounge, dining room, kitchen, two bedrooms, bathroom, and a rear yard.



LOUNGE

A spacious lounge with a double-glazed bay window overlooking the front of the property briefly comprises wooden flooring, a radiator, and ceiling light point.



KITCHEN

A kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, stainless steel sink with drainers, tiled flooring and splashback, ceiling light point, double-glazed window and upvc door to the rear.



BEDROOM ONE

A spacious double bedroom with a double-glazed window to the front briefly comprises laminate wood flooring, integrated storage, and a ceiling light point.



BATHROOM

The bathroom briefly comprises laminate flooring, a bath with an overhead shower attachment, a pedestal sink, low-level WC, a towel warmer, and ceiling light point.

BEDROOM TWO

A spacious double bedroom with a double-glazed window to the rear briefly comprises laminate wood flooring, integrated storage, and ceiling spotlights.



EXTERNAL

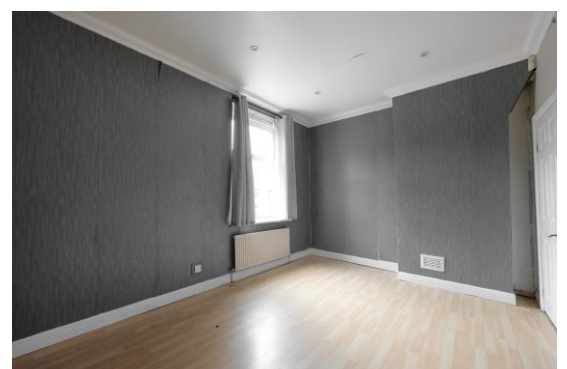
To the front of the property, there is a flagged area.

To the rear of the property, there is a yard.

ADDITIONAL INFORMATION

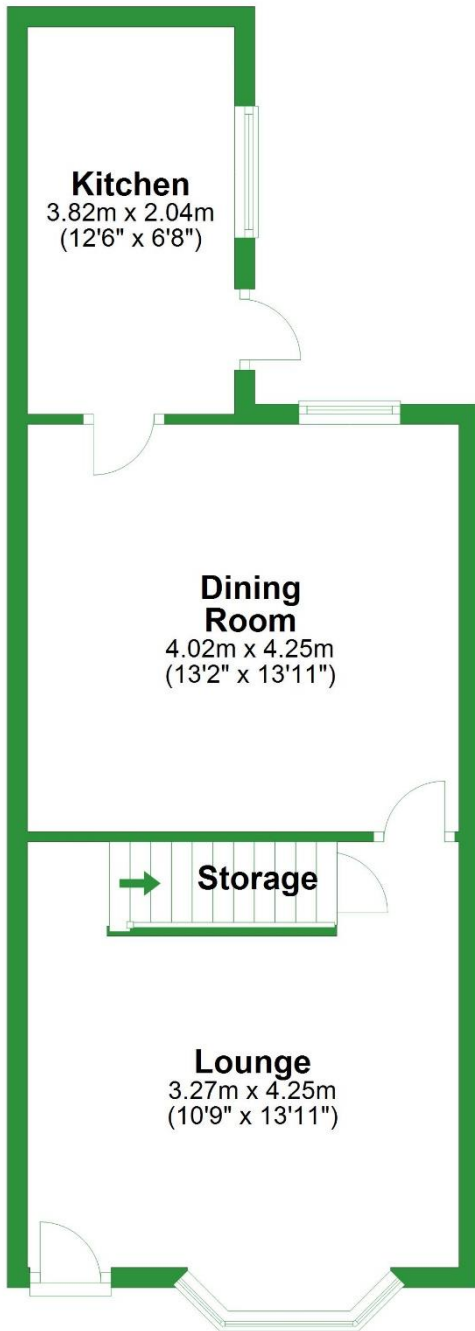
Tenure = Leasehold, £14 ground rent, 817 years remaining.

Council Tax Band = A



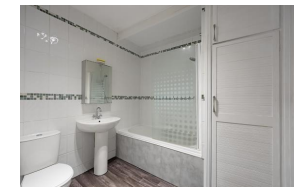
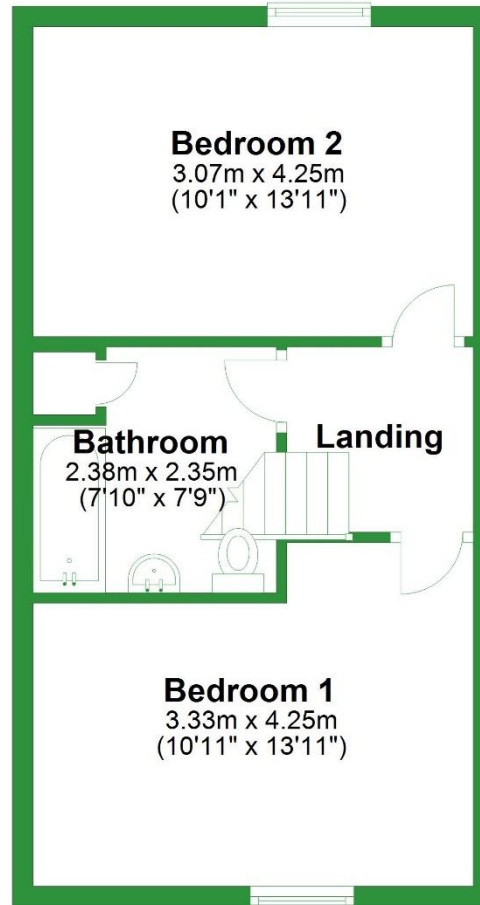
Ground Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 79.0 sq. metres (850.0 sq. feet)

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

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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