



38 Bendwood Close

Padiham

Offers in the Region of: £210,000



**Pendle Hill
Properties**



38 Bendwood Close, Padiham
**£210,000 Offers in the
Region of**

A well located townhouse in the popular Waters Edge development in Padiham briefly comprises a lounge with balcony, kitchen/dining room with utility, three double bedrooms with en-suites, fenced in rear garden, driveway and garage.



LOUNGE

Located on the second floor, the lounge briefly comprises carpeted flooring, ceiling spotlights, a radiator, and two double-glazed glass doors opening onto the balcony.

KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary granite worktops briefly comprises an integrated 4-ring gas hob with overhead extractor, double oven, dishwasher, fridge-freezer, a stainless-steel sink with mixer tap, tiled flooring, and ceiling spotlights.

A separate dining space briefly comprises carpeted flooring, a radiator, ceiling light point and UPVC doors opening onto the rear garden.

DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, a floating basin sink, vinyl flooring, a towel warmer, ceiling spotlights, and a frosted window to the front.

BEDROOM ONE WITH EN-SUITE

Briefly comprises fitted wardrobes and drawers, a radiator, a ceiling light point, and a double-glazed window to the rear.

The en-suite briefly comprises a bath with an overhead shower attachment, a low-level WC, floating basin sink, a towel warmer, ceiling spotlights, and vinyl flooring.

BEDROOM TWO WITH EN-SUITE

Briefly comprises carpeted flooring, a ceiling light point, a radiator, and a large, double-glazed window to the front of the property.

The en-suite briefly comprises a walk-in shower with an overhead attachment, a low-level WC, floating basin sink, ceiling spotlights, a towel warmer, and vinyl flooring.

BEDROOM THREE WITH EN-SUITE

Briefly comprises fitted wardrobes and drawers, carpeted flooring, a ceiling light point, a radiator, and two double glazed windows to the front.

The en-suite briefly comprises a bath with an overhead shower attachment, low-level WC, floating basin sink, towel warmer, ceiling spotlights, and vinyl flooring.

EXTERNAL

To the front of the property, there is a driveway for multiple cars, and a garage.

To the rear of the property, there is a patio area with a lawn.

ADDITIONAL INFORMATION

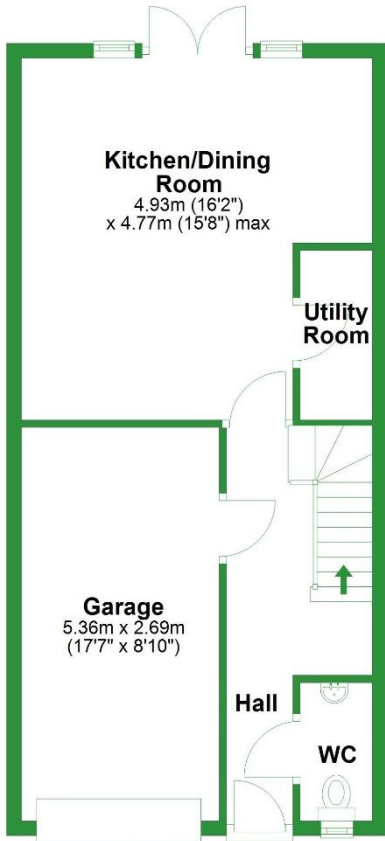
Tenure = Leasehold, 981 years remaining.

Council Tax Band = C



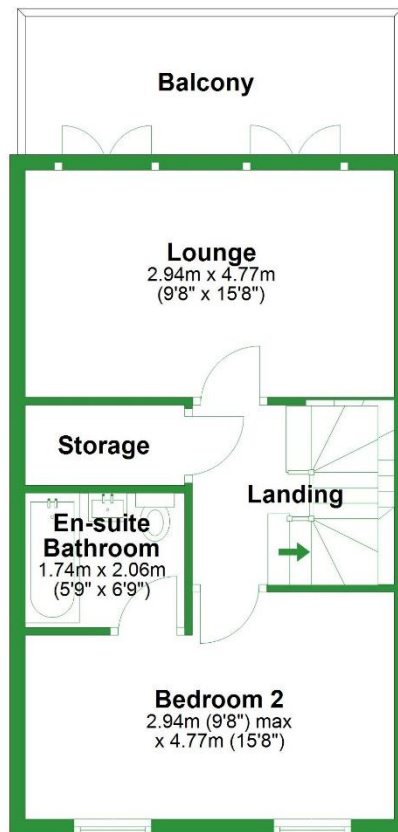
Ground Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)

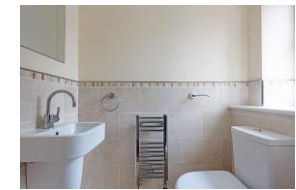
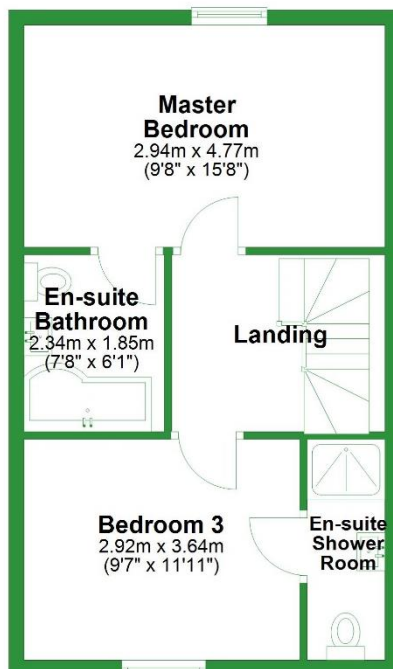


Total area: approx. 129.5 sq. metres (1394.0 sq. feet)

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

Second Floor

Approx. 40.1 sq. metres (431.2 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).



Pendle Hill Properties

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