



*14 Albert Street*

*Padiham*

*Offers in the Region of: £110,000*



**Pendle Hill  
Properties**





14 Albert Street, Padiham  
*£110,000 Offers in the  
Region of*

A three-bedroom character property located in Padiham, briefly comprises a lounge, dining room, kitchen, three bedrooms, a bathroom, and a rear yard.



## LOUNGE

Located to the front of the property, the lounge briefly comprises carpeted flooring, a feature fireplace, a ceiling light point, radiator, and a large window.

## KITCHEN

A fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops, comprises an integrated oven with a four-ring electric hob, stainless sink with drainers and mixer taps, tiled flooring, a radiator, ceiling light point, and a window to the rear.

## DINING ROOM

The dining room briefly comprises a radiator, ceiling light point, carpeted flooring, a fireplace with a fire, French connecting doors into the living room, integrated storage, and a door into the rear yard.

## BEDROOM ONE

The main bedroom briefly comprises carpeted flooring, a ceiling light point, a radiator, fitted wardrobes, and one window to the rear of the property.

## BEDROOM TWO

The second bedroom comprises carpeted flooring, a ceiling light point, a radiator, and a window to the front of the property.

## BATHROOM

The bathroom briefly comprises a low-level WC, a bath with an overhead attachment, a pedestal sink, vinyl flooring, ceiling spotlights, and a radiator.

## BEDROOM THREE

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

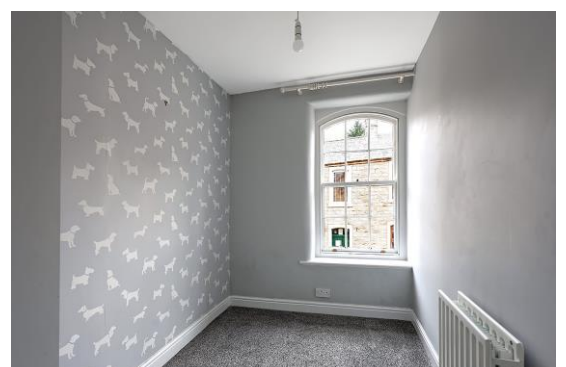
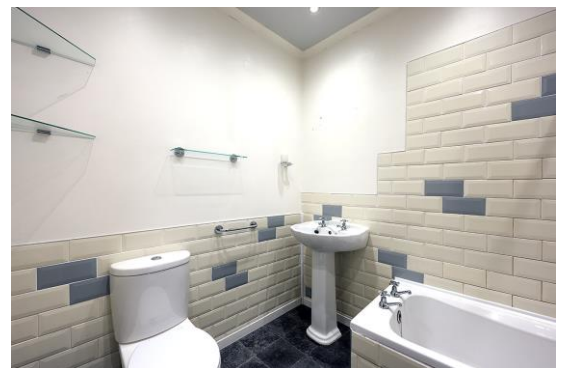
## EXTERNAL

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

## ADDITIONAL INFORMATION

Tenure = Leasehold, £126 ground rent, 831 years remaining.

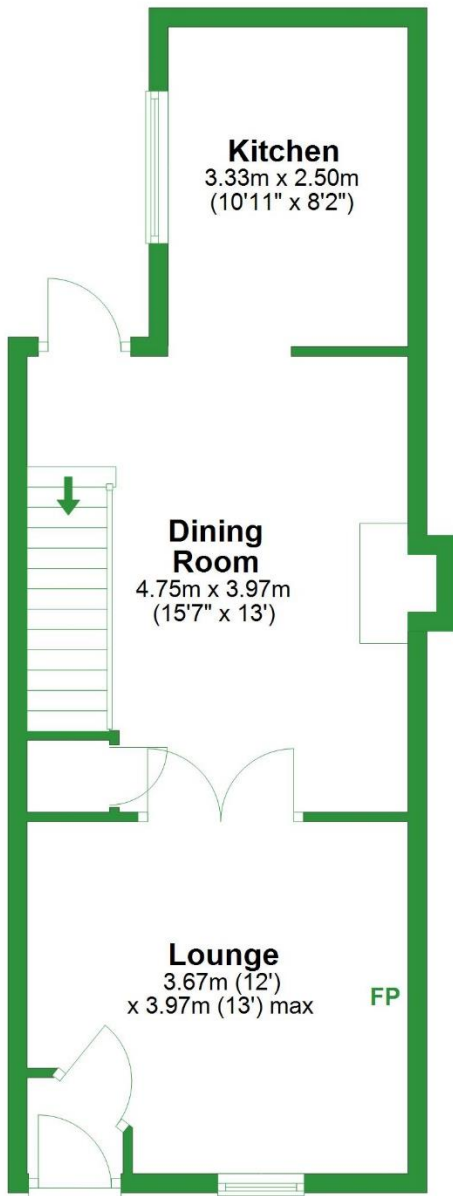
Council Tax Band = A





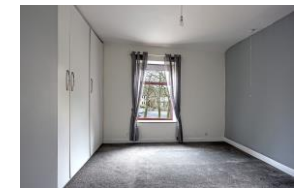
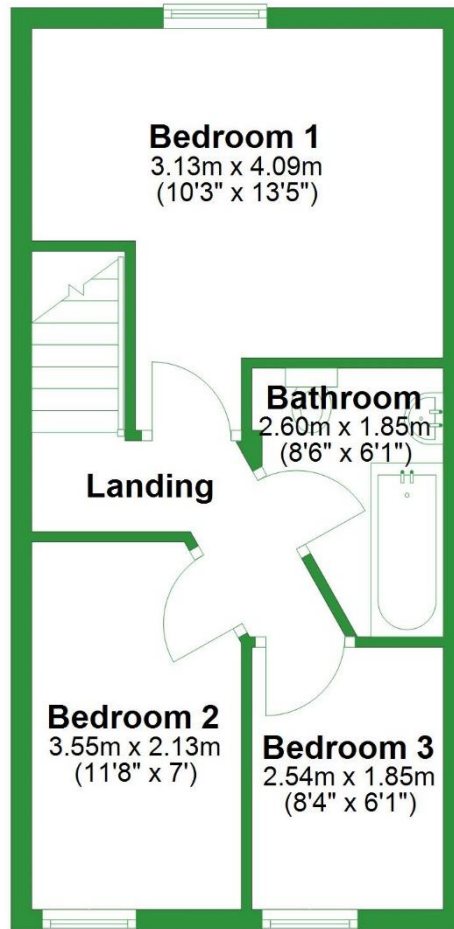
## Ground Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.4 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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