

18 Station Road

Padiham

Offers in the Region of: £159,950



**Pendle Hill
Properties**



18 Station Road, Padiham
**£159,950 Offers in the
Region of**

A recently renovated four-bedroom property in Padiham briefly comprises, a living room, dining room, kitchen, cellar, master bedroom with en-suite, three further bedrooms, bathroom, and an enclosed yard to the rear.



LOUNGE

Located to the front of the property, the lounge briefly comprises laminate flooring, a feature fireplace, wall-mounted and ceiling light points, a radiator, and a double-glazed window to the front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops comprises an integrated 4-ring induction hob with an overhead extractor, oven, fridge, freezer, dishwasher, composite sink with drainers, and mixer tap, tiled flooring, ceiling spotlights, and a large, double-glazed window and uPVC door to the rear.

DINING ROOM

The dining room briefly comprises laminate flooring, wall-mounted and ceiling light points, a radiator, and a double-glazed window to the rear.

CELLAR

The cellar briefly comprises ample storage space and a ceiling light point.

MASTER BEDROOM WITH EN-SUITE

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

The en-suite briefly comprises a walk-in shower with attachment, low-level WC, floating storage basin sink, laminate wood flooring, ceiling light points, and a towel warmer.

BEDROOM TWO

Bedroom two briefly comprises carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the rear.

BATHROOM

The bathroom comprises a bath with a shower attachment, low-level WC, a floating storage basin sink, a light-up LED mirror, ceiling spotlights, laminate wood flooring, and a towel warmer.

BEDROOM THREE

Located on the second floor, bedroom three briefly comprises carpeted flooring, a radiator, ceiling light points, and a Velux window.

BEDROOM FOUR

Bedroom four briefly comprises carpeted flooring, a radiator, a ceiling light point, and a Velux window.

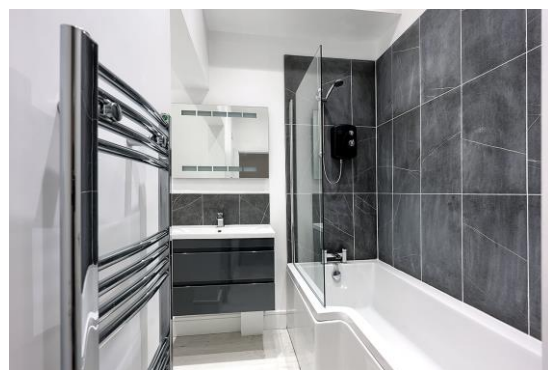
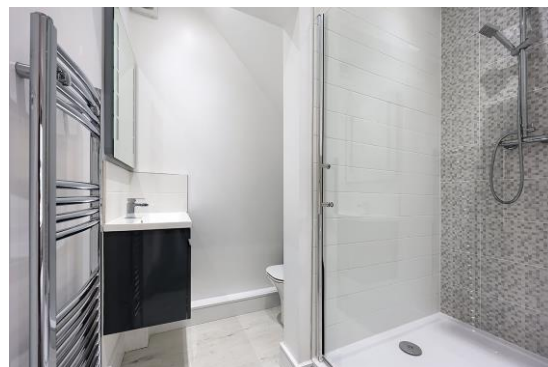
EXTERNAL

To the rear of the property there is an enclosed yard.

ADDITIONAL INFORMATION

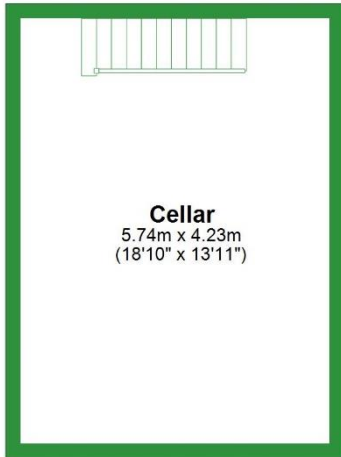
Tenure = Leasehold, peppercorn lease, 865 years remaining.

Council Tax Band = A



Basement

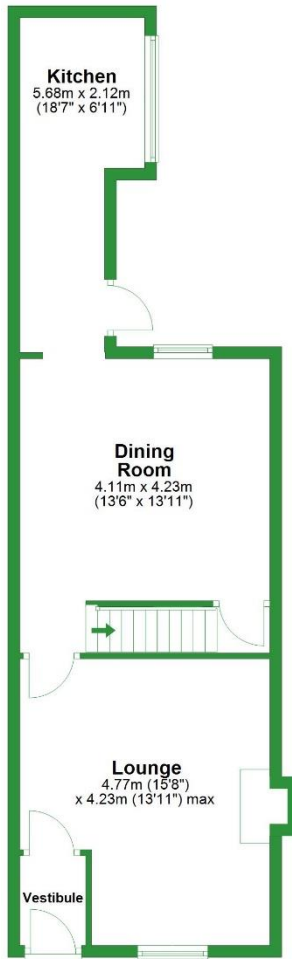
Approx. 24.3 sq. metres (261.5 sq. feet)



Cellar
5.74m x 4.23m
(18'10" x 13'11")

Ground Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



Kitchen
5.68m x 2.12m
(18'7" x 6'11")

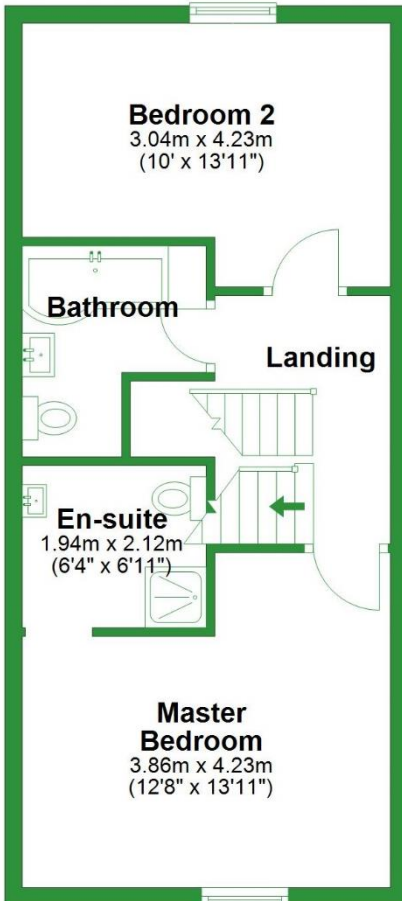
Dining Room
4.11m x 4.23m
(13'6" x 13'11")

Lounge
4.77m (15'8")
x 4.23m (13'11") max

Vestibule

First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



Bedroom 2
3.04m x 4.23m
(10' x 13'11")

Bathroom

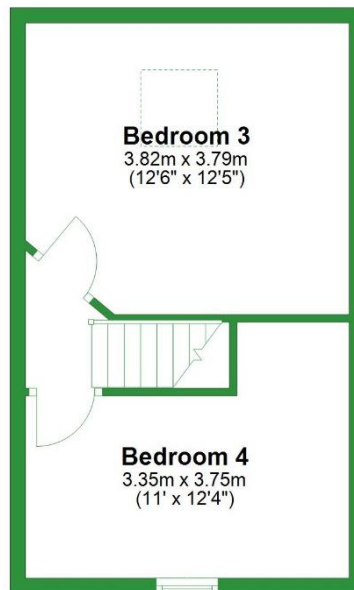
Landing

En-suite
1.94m x 2.12m
(6'4" x 6'11")

Master Bedroom
3.86m x 4.23m
(12'8" x 13'11")

Second Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



Bedroom 3
3.82m x 3.79m
(12'6" x 12'5")

Bedroom 4
3.35m x 3.75m
(11' x 12'4")

Total area: approx. 148.8 sq. metres (1601.5 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).



Pendle Hill Properties

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