

38 Victoria Road

Padiham

Offers in the Region of: £99,950



**Pendle Hill
Properties**



38 Victoria Road, Padiham
*£99,950 Offers in the
Region of*

A great valued property located in Padiham, briefly comprises a lounge, dining room, kitchen, three bedrooms, bathroom, and a rear and front garden.



LOUNGE

Located to the front of the property, the lounge briefly comprises laminate wood flooring, an electric fire, ceiling light point, a radiator, and a large bay 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 gas hob and overhead extractor, stainless steel sink with drainers and tap, tiled flooring, a radiator, two ceiling light points, two double-glazed windows and a upvc door into the garden.



DINING ROOM

The dining room briefly comprises a radiator, ceiling and wall-mounted light points, laminate wood flooring, a gas fire, and a large, double-glazed window into the garden.



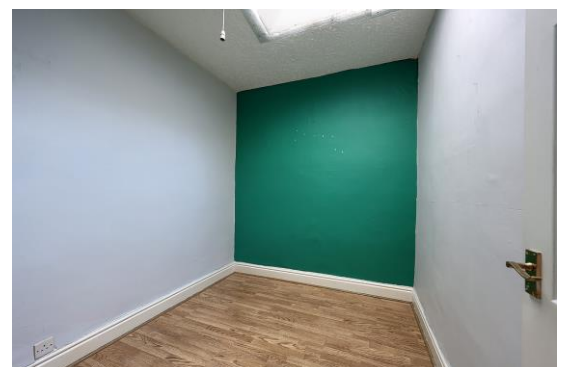
BEDROOM ONE

The main bedroom briefly comprises laminate wood flooring, ceiling light point, a radiator, and one double-glazed window to the front of the property.



BEDROOM TWO

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



BATHROOM

The bathroom briefly comprises a low-level WC, a bath with an overhead shower attachment, vinyl flooring, ceiling spotlights, pedestal sink, and a frosted window to the rear.

BEDROOM THREE

The third bedroom comprises laminate wood flooring, ceiling light point, and skylight.

EXTERNAL

To the rear of the property, there is an artificial lawn. To the front of the property, stone fronted garden.

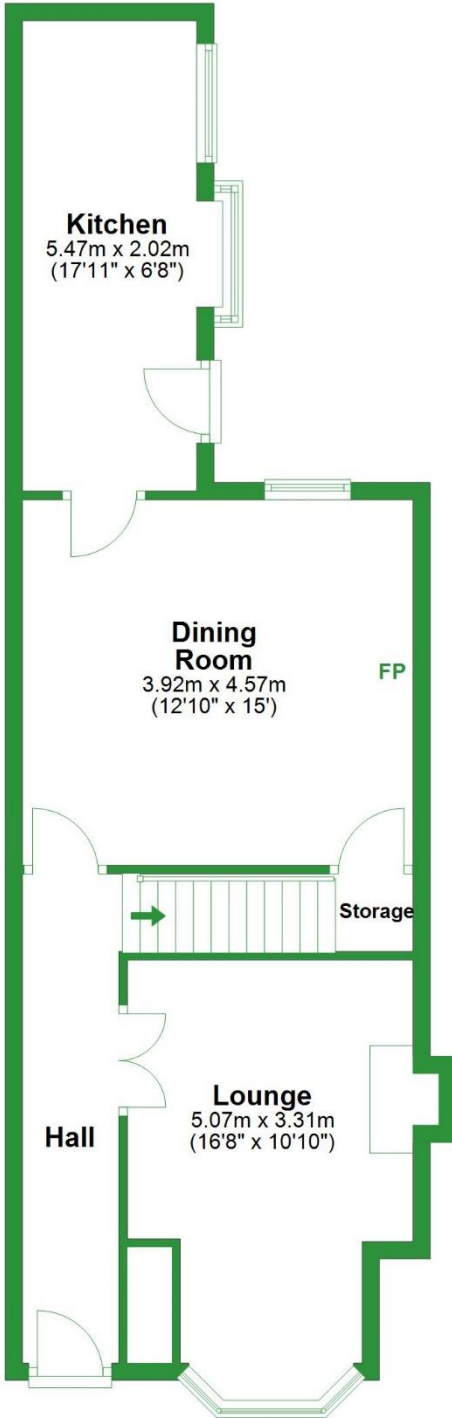
ADDITIONAL INFORMATION

Tenure = Leasehold, 0.71 pence paid half yearly, 817 years left.

Council Tax Band = A

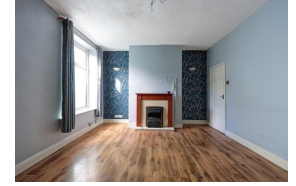
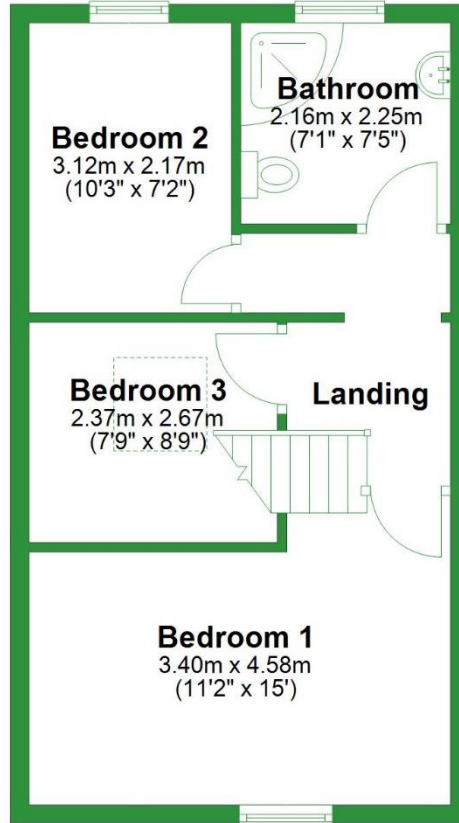
Ground Floor

Approx. 53.3 sq. metres (573.2 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 91.3 sq. metres (982.6 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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