

5 CHAPEL WALK
PADIHAM
BB12 8JF

£89,950

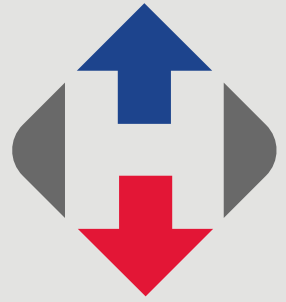


- Stonebuilt cottage
- 2 bedrooms, 3-pce bathroom
- Modern dining kitchen
- Gas CH & double glazing
- Close to local amenities
- Spacious lounge with fireplace
- Modernised throughout
- 66 m² (710 sq ft) approx.

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A lovely stone cottage with a stone flag roof situated on a small street close to the centre and within walking distance of many local amenities including shops, primary school and restaurants.

The house has been recently improved and refurbished, offering bright and airy accommodation across two floors with a spacious lounge, modern dining kitchen with oven and hob, two bedrooms and a three-piece bathroom with shower over the bath. Viewing is recommended.



LOCATION: On entering Padiham from the Simonstone direction proceed down the hill, straight on at the mini roundabout and then Chapel Walk is the 5th turning on the left.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE: Through half-glazed PVC front door and then modern oak veneer door leading to:-

LOUNGE: 4.6m x 4.1m (15' x 13'7"); with feature exposed beam, television point, fireplace with Living Flame gas fire sat on stone hearth, meter cupboards, laminate flooring and oak veneer double doors leading to:-

KITCHEN: 4.4m x 2.7m (14'5" x 8'10"); with a modern range of cream gloss wall and base units with wood effect laminate working surfaces and tiled splashback, one and half bowl stainless steel sink unit with mixer tap, stainless steel electric fan oven, 4-ring ceramic hob with stainless steel extractor canopy over, plumbing for washing machine, high gloss tiled floor, spindle staircase off to the first floor and PVC door to rear yard.

FIRST FLOOR:

LANDING: With loft access and cylinder cupboard.

BEDROOM ONE: 4.1m x 3.2m opening to 4.1m (13'6" x 10'4" opening to 13'6"); with wall light points and feature pitched ceiling with exposed beam.

BEDROOM TWO: 2.6m x 2.4m (8'6" x 7'11").

BATHROOM: With 3-piece white suite comprising low suite w.c with push button flush, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and electric Mira shower over, part-tiled walls and exposed beam.





OUTSIDE: To the rear there is a red brick block paved yard with boundary wall.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

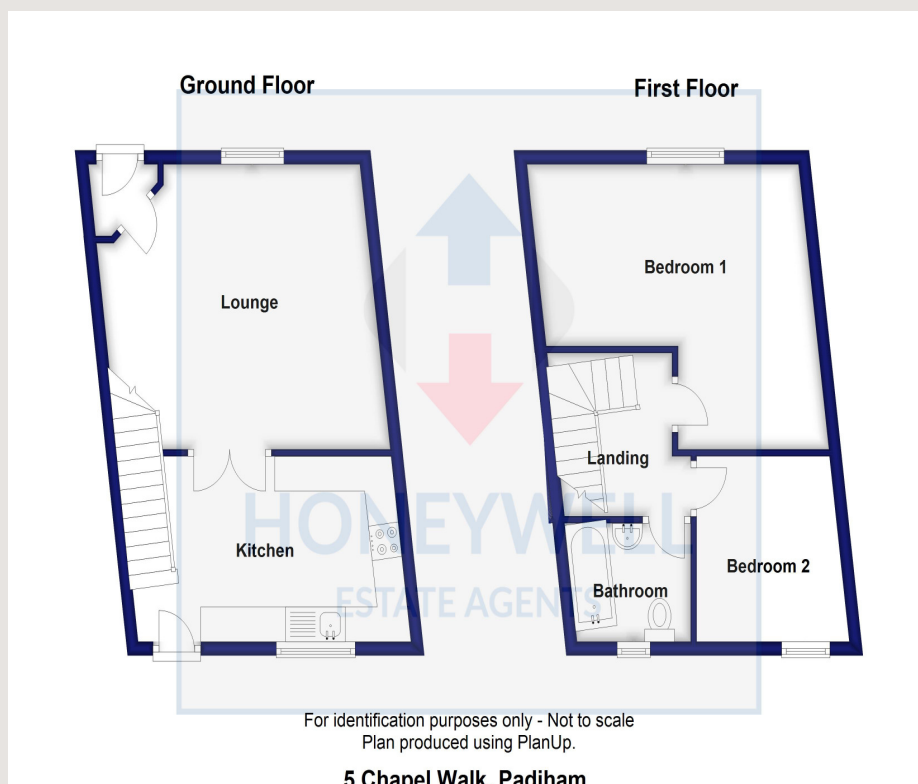
COUNCIL TAX BAND A.

EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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