

70 WEST STREET  
PADIHAM  
BB12 8JD

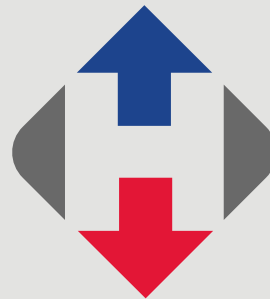
£187,500



- Stonebuilt period cottage
- 3 double bedrooms
- Modern fitted kitchen
- Lounge and dining room
- Many character features
- 3-piece bathroom, gas CH
- Cobbled driveway, rear garden
- 76 m<sup>2</sup> (824 sq ft) approx.

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**A period stonebuilt cottage with a stone flag roof which benefits from a two storey extension to the rear creating a deceptively spacious house with 3 double bedrooms and 2 reception rooms. This character property offers many features including exposed beams and pitched ceilings coupled with modern heating, windows, integrated kitchen and 3-piece bathroom. Externally there is a cobbled driveway and access along the side of the house to an Indian stone paved yard and patio with gated access leading to a rear garden with lawn. Viewing is recommended.**



**LOCATION:** On entering Padiham from the Simonstone direction proceed down the hill along Whalley Road turn left at the main roundabout into Arbory Drive. Turn first right into West Street and the house can be found at the far end of the row of cottages on the left.

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

**ENTRANCE PORCH:** Through PVC front door with two PVC windows, tiled floor and doorway to:-

**LOUNGE:** 4.4m x 4.1m (14'5" x 13'7"); with feature exposed ceiling beams, television point, feature fireplace with stone lintel and hearth and meter cupboard.

**DINING ROOM:** 3.5m x 2.7m (11'4" x 8'9"); with staircase off to first floor with understairs storage cupboard, feature exposed beams, PVC French doors to rear yard and open to:-

**KITCHEN:** 3.1m x 2.3m (10'1" x 7'8"); with a modern range of cream gloss wall and base units with gloss wood effect laminate working surfaces and splashback, one and half bowl stainless steel sink unit, integrated stainless steel electric fan oven, 4-ring stainless steel gas hob with stainless steel extractor canopy over,

integrated fridge, integrated freezer, 'Ideal' combination gas central heating boiler concealed within kitchen cupboard, recessed spotlighting, plumbing for washing machine.

#### **FIRST FLOOR:**

**SPLIT LEVEL LANDING:** With window to gable wall, loft access, recessed spot lighting.

**BEDROOM ONE:** 4.1m x 2.8m opening to 4.1m (13'5" x 9'1); with feature exposed beams and built-in wardrobe.

**BEDROOM TWO:** 3.4m x 2.3m (11'3" x 7'8"); with feature pitched ceiling and two windows.

**BEDROOM THREE:** 3.6m x 2.7m (11'8" x 8'10"); with exposed beams and overstairs storage cupboard with hanging.

**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 shower tap fitment, shower curtain, part-tiled walls, tiled floor, recessed spotlighting and extractor fan.





**OUTSIDE:** To the front of the property is a cobbled driveway providing private parking, dry stone boundary wall and Indian stone paved path and steps to front door with three tier barked planting area, access along the side of the house along a stone paved pathway leading to raised yard with Indian stone paving, outside lighting and cold water tap. Gated access which leads to rear garden which has a stone crazy paved patio, good sized lawn and boundary fencing.

**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 C.

**VIEWING:** By appointment with our office.

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