

8 SHAKESPEARE STREET
PADIHAM
BB12 8SN

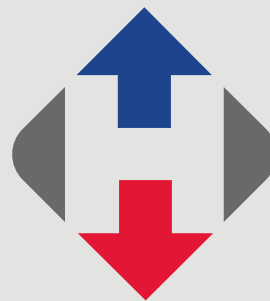
£75,000



- Stonebuilt mid terrace property
- Fitted kitchen & utility
- 2 good sized bedrooms
- Gas CH & uPVC double glazing
- Lounge & dining room
- 3-piece bathroom with shower
- Short walk from the town centre
- 91 m2 (970 sq ft) approx.

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Situated a short walk from the centre of Padiham and its amenities, this stonebuilt mid terrace property would make an ideal first time buy or investment. The property is well positioned for anyone needing to commute, the M65 motorway being a short drive away.



The accommodation comprises an entrance porch and hallway, spacious lounge and dining room, fitted kitchen, useful utility and cloakroom. On the first floor are two good-sized double bedrooms and a three-piece bathroom suite with shower. To the rear of the house is an enclosed yard.

LOCATION: From the centre of Padiham head in the direction of Burnley up the A671 before turning right into Victoria Road. Proceed up the road and take the third left turning into Shakespeare Street. Number 8 is located on the left hand side.

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

ENTRANCE PORCH: With uPVC external door, single glazed internal door.

HALLWAY: With staircase to the first floor landing.

LOUNGE: 3.7m x 3.6m (12'2" x 11'9"); with electric meter cupboard, double doors through to dining room.

DINING ROOM: 4.4m x 3.9m (14'6" x 12'9"); with contemporary electric fire, television and telephone points, 2 wall light points.

FITTED KITCHEN: 4.0m x 2.1m (13' x 7"); with range and fitted base and matching wall storage cupboards with complementary working surfaces, single drainer stainless steel sink, plumbed and drained for automatic washing machine and drier, electric cooker point, understairs storage cupboard.

UTILITY ROOM: 1.3m x 1.4m (4'2" x 4'7"); with uPVC external door to the rear of the property, wall-mounted combination boiler.

SEPARATE TOILET: With low suite w.c.

FIRST FLOOR:

LANDING: With fitted cupboards to one wall, attic access point.

BEDROOM ONE: 4.4m x 3.1m (14'6" x 10'); with fitted wardrobes to one wall.





BEDROOM TWO: 3.6m x 2.4m (11'9" x 8"); with television point.

BATHROOM: With 3-piece suite comprising low suite w.c., vanity hand washbasin and panelled bath with electric shower over.

OUTSIDE: To the rear of the property is a low maintenance enclosed concrete yard.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in uPVC frames.

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

COUNCIL TAX BAND A.

VIEWING: By appointment with our office.

NOTE: In compliance with the regulations of the National Association of Estate Agents we are obliged to declare that the vendor of this property is either an employee or has a connection to Honeywell Estate Agents Ltd.

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