

Because life is

Petty
Real™

For
Sale



11 Spenser Street
Padiham
Burnley BB12 8SL

£85,000



Key Features:

- Fantastic Potential
- Two Reception Rooms
- Storm Porch
- Rear Galley Kitchen
- Gas Central Heating
- Two Bedrooms
- Bay Window
- Garden Forecourt
- Three-Piece Suite
- Double Glazing

Tenure: Leasehold
EPC Rating: E
Council Tax Band: A

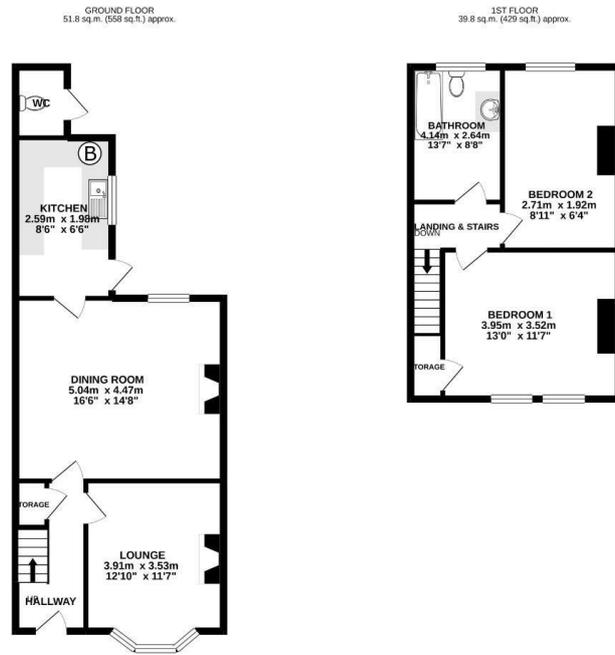


26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:



www.pettyreal.co.uk

2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 91.7 sq.m (987 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and all other areas are approximate and not necessarily to scale. No warranty, representation or statement is made by the advertiser as to the accuracy of the measurements or the floorplan. This plan is for guidance purposes only and should not be used as the only basis for any purchase decision. The architect, engineer and appliances shown here are not intended to be guaranteed as to their capability or efficiency and may be given.
Made and changed 11/2021

Main Description:

Perfect home for anyone looking to add their own stamp and create their perfect first home or potential for a family with a slight layout change. Currently two bedrooms, but has fantastic potential to create a third bedroom. Close to local schools, parks, bus stops and a short walk to local bistros.

Entering the property you're welcomed into a storm porch providing access to the hallway with access to the first floor and living room which benefits from a large bay window and gas fire. To the rear is a spacious dining room with another gas fire and access to rear galley kitchen which is currently fitted with matching wall, base and drawer units with contrasting working surfaces.

On the first floor there are two double bedrooms with the front bedroom having potential to be split to create a third bedroom. The bathroom houses a three-piece suite comprising low-level WC, cabinet hand wash basin, paneled bath with an overhead shower.

externally there is a garden forecourt to the front with a iron fence surround and a private, enclosed rear yard with an outside WC.

The property benefits from modern day comforts such as gas central heating and uPVC double glazing.



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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property