

29 West View Terrace, Padiham, Burnley, BB12 7BL

Price £120,000

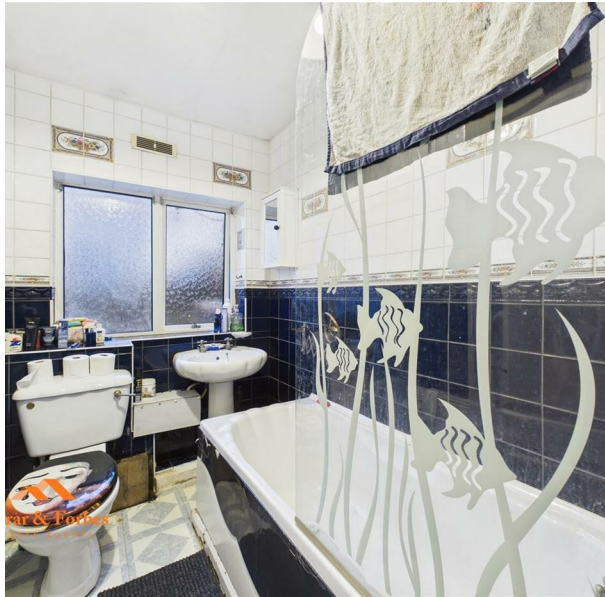
Council Tax Band: A



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A fantastic semi-detached bungalow occupying a generous corner plot, offering superb potential for loft conversion or extension (subject to the necessary planning permissions and building regulations). Ideally located close to motorway links providing easy access to Manchester and just a short distance from Padiham town centre.

Externally, the home benefits from substantial gardens wrapping around the property, creating excellent outdoor space and scope for further development. There is also the added advantage of off-road parking.

Internally, the accommodation begins with a vestibule entrance leading into a welcoming lounge featuring an attractive fire surround as a focal point. To the rear, the kitchen is fitted with a range of white wall, base, and drawer units.

There are two well-proportioned double bedrooms, both benefitting from fitted wardrobes positioned over the beds. The bathroom comprises a three-piece suite including a low-level WC, pedestal hand wash basin, and a panelled bath with overhead shower.

The loft has been partially converted and is currently accessed via a ladder. With the installation of a staircase and the appropriate permissions, there is clear potential to create additional bedrooms or living space, making this an ideal home for those looking to add value and grow into the property.



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1 Arcadia Market Street
Colne

Lancashire
BB8 0HX

01282 914042

Info@farrarandforbes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	