

**Acrefield, Padiham, Burnley, Lancashire. BB12 8HN**

**£289,950 Freehold**

**FOR SALE**



**stones young**  
sales & lettings

Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*THREE BEDROOM DETACHED FAMILY HOME IN ENVIABLE PADIHAM LOCATION!\*** Occupying a desirable corner plot stands this beautifully presented property, offering an excellent standard of accommodation throughout. Complete with a separate double garage, this superb property presents an exciting opportunity for those looking for an abundance of versatile space in this delightful setting.

This outstanding property benefits from a freehold tenure and briefly comprises a welcoming hallway, leading to the tastefully decorated, spacious lounge with a gas stove as its focal point. The lounge opens into the kitchen/dining/orangery which together offer a perfect space family living and entertaining. The gorgeous kitchen offers plentiful high quality units with contrasting quartz work surfaces and engineered oak flooring which compliments the space beautifully. Integral appliances are present, including Neff double oven/combination microwave, a dishwasher and space for a large fridge freezer. Also off the hallway is a cosy snug which would also make a perfect office. This leads to the all important utility room with ceramic sink, high gloss white base and larder units and is plumbed for a washing machine.

Completing the ground floor is a two piece cloakroom. The first floor houses the landing, where the boarded loft is accessible, and the master bedroom, which benefits from space saving fitted wardrobes. There is a further double bedroom, which also boasts fitted wardrobes ensuring the space is utilised perfectly and a single bedroom. Completing the internal accommodation is the exceptional four piece family bathroom suite, featuring a separate shower enclosure, modern tiling, high quality fixtures and fittings and underfloor heating. The property is warmed through gas central heating and benefits from double glazing throughout.

Padiham is a sought after location due to the wonderful views and close proximity to excellent amenities including shops, bars and cafes, local schools and transport links. Externally driveway parking is present for several cars, along with beautiful, low maintenance gardens. This impressive property also benefits from a double, detached garage with power, lighting and a warm outdoor tap. This stunning, ready to move into home is an ideal purchase for any family. Early viewing is simply essential.

## FEATURES

- Two Double Bedrooms
- Two Reception Rooms
- Driveway Parking
- Double Garage With Power & Lighting
- No Chain Delay!
- uPVC Double Glazing & Gas Central Heating
- Freehold Tenure
- Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Composite front door, engineered oak flooring, stairs to first floor, under stairs storage, built-in ceiling spotlights.

#### Lounge

13' 11" x 12' 03" (4.24m x 3.73m) Carpet flooring, gas stove in feature fireplace, ceiling coving, uPVC double glazed window, designer radiator, TV point, phone point.

#### Snug

8' 06" x 7' 06" (2.59m x 2.29m) Carpet flooring, ceiling spotlights, uPVC double glazed window, panel radiator, TV point.

#### Kitchen / Diner

19' 08" x 12' 06" (5.99m x 3.81m) Range of fitted wall and base units and contrasting quartz upstands and work surfaces, 1 1/2 stainless steel sink and drainer, integral Neff double oven/ combi microwave, induction hob, extractor fan, engineered oak flooring, space for large fridge freezer, uPVC double glazed window and door, panel radiator, designer radiator.

#### W/C

4' 02" x 2' 07" (1.27m x 0.79m) Two piece in white, vanity unit housing sink, lino flooring, ceiling spotlights, panel radiator, uPVC double glazed frosted window.

#### Utility

7' 02" x 7' 06" (2.18m x 2.29m) Wall and base units with oak work surface, ceramic sink, lino flooring, ceiling spotlights, plumbed for washing machine, small loft access, uPVC double glazed door.

#### Orangery

10' 07" x 9' 08" (3.23m x 2.95m) In uPVC double glazing, engineered oak flooring with under floor heating, designer radiator.

### First Floor

#### Landing

Carpet flooring, loft access (boarded), uPVC double glazed window, panel radiator.

#### Master Bedroom

12' 07" x 10' 02" (3.84m x 3.10m) carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

#### En-Suite

9' 01" x 2' 07" (2.77m x 0.79m) Three piece suite in cream, shower enclosure with mains fed shower, tiled splashbacks, lino flooring, panel radiator, uPVC double glazed frosted window.

#### Bedroom Two

10' 05" x 10' 02" (3.17m x 3.10m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

#### Bedroom Three

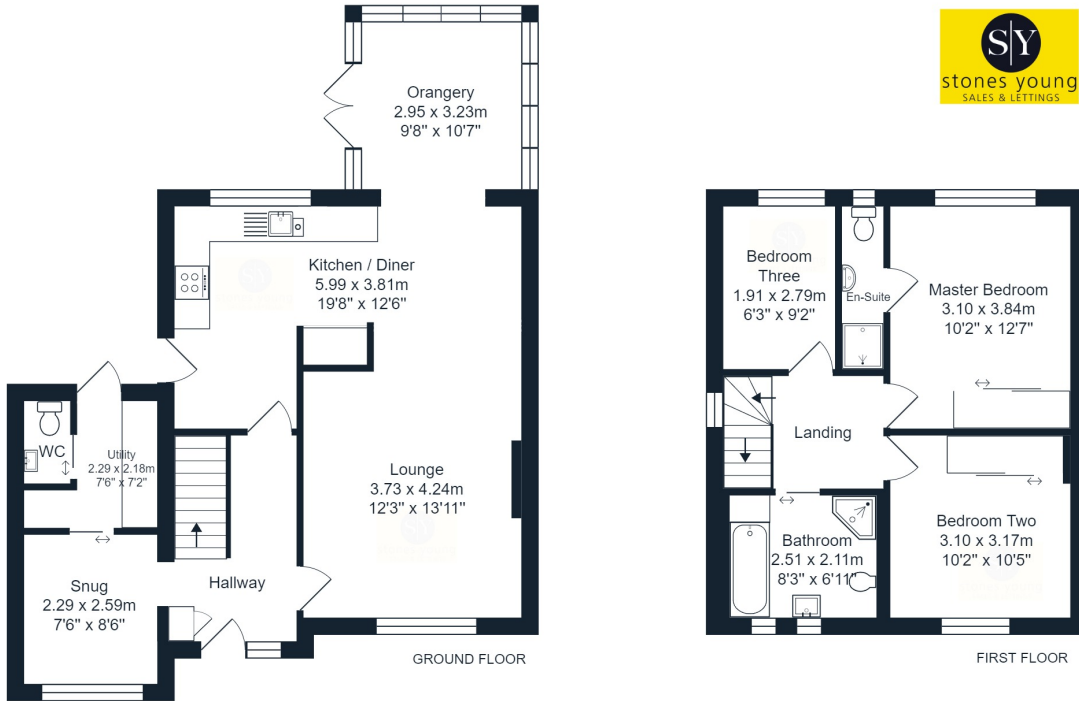
9' 02" x 6' 03" (2.79m x 1.91m) Carpet flooring, uPVC double glazed window, panel radiator.

#### Bathroom

8' 03" x 6' 11" (2.51m x 2.11m) Four piece suite with hansgrohe fixtures including large shower enclosure with mains fed shower, tiled floor to ceiling, tiled flooring with under floor heating, ceiling spotlights and feature lighting, heated towel radiator, uPVC double glazed frosted window x2.



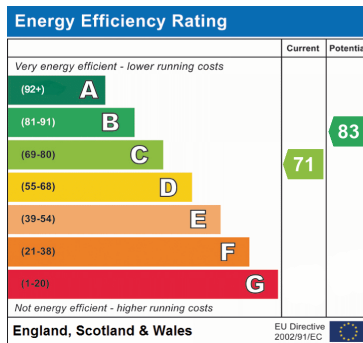
# FLOORPLAN & EPC



## Acrefield, Padiham

Total Area: 107.3 m<sup>2</sup> ... 1155 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

