



# 5 Woodlands Grove

Padiham | Burnley | BB12 8JT

MSW HEWETSONS

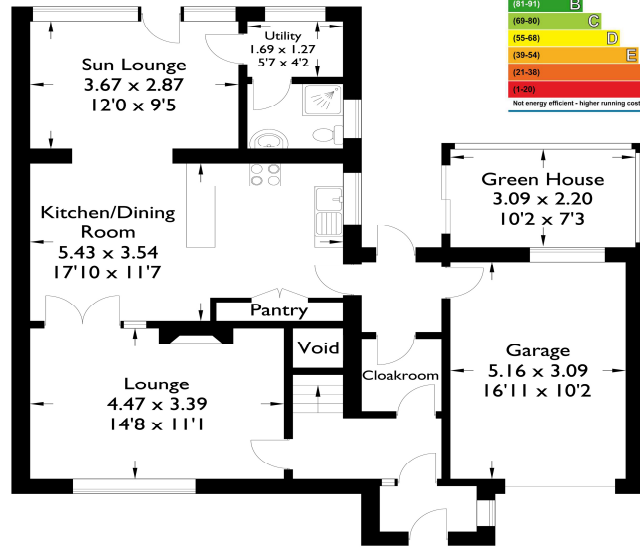
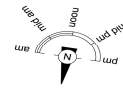
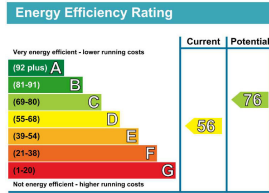
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Approximate Gross Internal Area : 106.05 sq m / 1141.51 sq ft

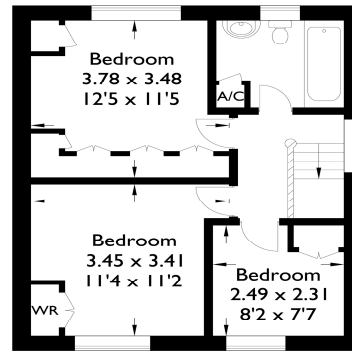
Garage : 15.07 sq m / 162.21 sq ft

Green House : 7.17 sq m / 77.17 sq ft

Total : 128.29 sq m / 1380.90 sq ft



Ground Floor



First Floor



# 5 Woodlands Grove

## Guide Price of £199,950

# Particulars of sale

Padlham | BB12 8JT

A detached family house situated on a popular and accessible residential estate with easy access to both local facilities and motorway network.

The property is constructed of brickwork and external tiled upper elevations and a pitch tiled roof supported on timber.

The property has the benefit of double glazing and gas fired central heating.

### Accommodation comprising Ground Floor

#### Entrance Porch

Entrance door with glazed window, side window. Timber glazed doorway leading to-

#### Reception Hallway

Double panel central heating radiator, alcove shelving.

#### Store Room/Cloaks

Ceiling lighting, service cupboard.

#### Sitting Room

Window to front elevation, double panel central heating radiator, living flame gas fire on marble hearth, glazed double doors leading to;

#### Dining Kitchen

Range of fitted basin wall units with complimentary work surfaces and tiled splashbacks. 'Samsung' oven and ceramic hob, stainless steel one and a half bowl sink and drainer with chromed mixer tap. Window to gable elevation with Xpelair. Two built in storage cupboards with matching kitchen unit doors.

#### Garden Room

Open archway with timber plinth to dining area, large sun window and door, side window, double panel central heating radiator, coved ceiling, wall tv point.

#### Utility Room

Window to rear elevation, plumbed for washing machine.

#### Shower

Adjacent to utility room with shower fitment, pedestal wash hand basin, low level w.c, ceramic tiled walls, double panel central heating radiator, window to gable elevation, ceiling lighting.

#### First Floor

Timber staircase with double handrail.

#### Landing

Open landing with timber balustrade, single panel central heating radiator, window to gable elevation.

#### Bedroom One

Range of fitted wardrobes and dressing unit, single panel central heating radiator, window to rear elevation.

#### Bedroom Two

Fitted wardrobes and cupboards, full wall window with wrought iron balcony, single panel central heating radiator.

#### Bedroom Three

Window to front elevation, single panel central heating radiator, fitted cupboards and drawers.

#### House bathroom

Three piece suite comprising, handle grip panelled bath, pedestal wash hand basin, low level w.c, half ceramic tiled walls, window to rear elevation, single panel central heating radiator.

#### Airing cupboard

Containing 'Ideal Logic' gas fired boiler supplying central heating and domestic hot water.

#### Side Porch

Door to garden area, timber glazed door leading to;

#### Garage

Single attached garage with electrically operated up and over door. Light power and water installed.

#### Greenhouse

Lean to aluminium greenhouse to rear of garage.

#### Gardens

#### Front Garden

Attractive lawned garden with floral borders.

#### Rear Garden

Mostly lawned with stone wall raised flower garden, timber garden shed.

#### Parking

Off street tarmac parking to the front of the property.

#### Services

Mains electricity, mains water, mains gas, mains sewerage.

#### Tenure

Freehold with the benefit of vacant possession upon completion.

#### Council Tax

Band D

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