



# 5 Woodlands Grove

Padiham | Lancashire | BB12 8JT

MSW HEWETSONS





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## Guide Price of £265,000

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A detached modern home which has recently been significantly upgraded to offer well-proportioned family accommodation with high quality fixtures, fitments and décor.

### Construction

The property is constructed of brickwork with pitched tiled roof supported on timber and tiled upper elevations to the front.

### Accommodation

#### Ground Floor

##### Entrance Porch

Double glazed entrance door and side window.

##### Reception Hallway

Double panel central heating radiator, laminated flooring.

##### Store Room

Cloaks store room with service cupboard, laminated flooring.

##### Sitting Room

Double glazed upvc window to front elevation, double panel central heating radiator, coved ceiling.

##### Living Kitchen

Newly installed high quality kitchen furniture with complimentary work

surfaces, built in 'Lamona' electric oven with ceramic induction hob with extractor over. 'Lamona' stainless steel sink unit, 'Lamona' built in microwave. 'Lamona' built in dishwasher. Built in 'Lamona' Fridge and freezer. Laminated flooring, double glazed upvc window to gable elevation, ceramic tiling. Double panel central heating radiator, spotlighting to ceiling, archway to –

##### Garden Room

Double glazed French doors and side windows, coved ceiling, double panel central heating radiator.

##### Cloak Room

Pedestal wash hand basin, low level w.c, single panel central heating radiator, double glazed upvc window, extractor fan.

##### Store Room

Double glazed upvc window to rear elevation, laminated flooring.

##### Side Porch

Side porch leading to rear gardens and garage, laminated flooring, fitted shelving, double glazed upvc door, timber glazed door leading to garage.

# Particulars of sale

### First Floor

Traditional timber staircase with balustrade and hand rail.

### Landing

Open landing area, double glazed upvc window to gable elevation, single panel central heating radiator.

### Bedroom One

Double glazed upvc window to rear elevation, single panel central heating radiator.

### Bedroom Two

Full wall double glazed window to front elevation, single panel central heating radiator.

### Bedroom Three

Double glazed upvc window to front elevation, double panel central heating radiator.

### House Bathroom

Containing three piece suite comprising panelled bath with shower fitment and screen, low level w.c, pedestal wash hand basin, double glazed upvc window to rear elevation, chromed radiator towel rail, laminated flooring, ceramic tiled walls. Airing cupboard containing 'Ideal Logic' gas boiler providing central heating and domestic hot water.

### Garage

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

### Driveway

Double parking to front driveway.

### Gardens

Attractive lawned gardens to both front and rear with recently laid flagged pavings, timber garden store.

### Services

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

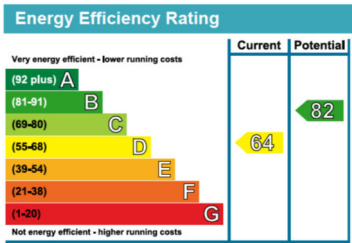
### Tenure

Freehold with the benefit of vacant possession upon completion.

### Council Tax

Band D payable to Burnley Borough Council.

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