




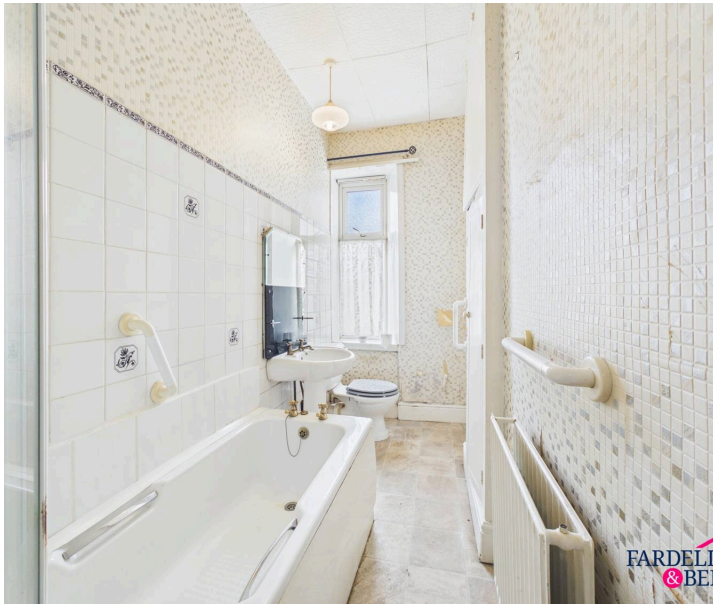

# 128 Russell Terrace

## Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two-Bedroom End-Terraced Property
- Offered for Sale With No Onward Chain
- Requires a Programme of Refurbishment and Modernisation
- Two Separate Reception Rooms
- Front Garden and Enclosed Rear Courtyard
- Council Tax Band A - Leasehold Tenure

**Ground Floor**
Entering the property, a hallway provides access to two separate reception rooms, offering flexibility for everyday living and dining. The front reception room features a window overlooking the front garden, a fireplace with decorative surround and space for a range of furniture. The second reception room provides further living accommodation, with a window to the rear and access through to the kitchen. Positioned at the rear of the property, the kitchen is fitted with a range of wooden wall and base units, work surfaces and a stainless steel sink. The room requires updating and offers an opportunity for purchasers to create a kitchen suited to their own requirements. The ground floor would benefit from a programme of refurbishment and modernisation, allowing the next owner to reimagine the living spaces to suit their needs.

**First Floor**
The first-floor landing provides access to two bedrooms and the family bathroom. Both bedrooms offer good proportions, with windows providing natural light and space for bedroom furniture. Each room requires refurbishment and redecoration, presenting an opportunity to create comfortable and personalised sleeping accommodation. The family bathroom is fitted with a bath, wash basin and WC, together with a window providing natural light. The bathroom would benefit from modernisation. A further staircase provides access to the attic space, which has a pitched roof, areas of restricted headroom and is currently used for storage and hobby purposes. This additional space offers useful storage, although it is not classified or marketed as a bedroom or habitable room, as the necessary Building Regulations approval has not been established.

**Attic**
To the front of the property is an enclosed garden area with established planting, mature shrubs and a pathway leading to the entrance door. The garden offers scope for landscaping and improvement. To the rear is an enclosed, decked courtyard area, providing an outdoor space that could be refreshed and adapted to suit the next owner's preferences. The property features a traditional stone-













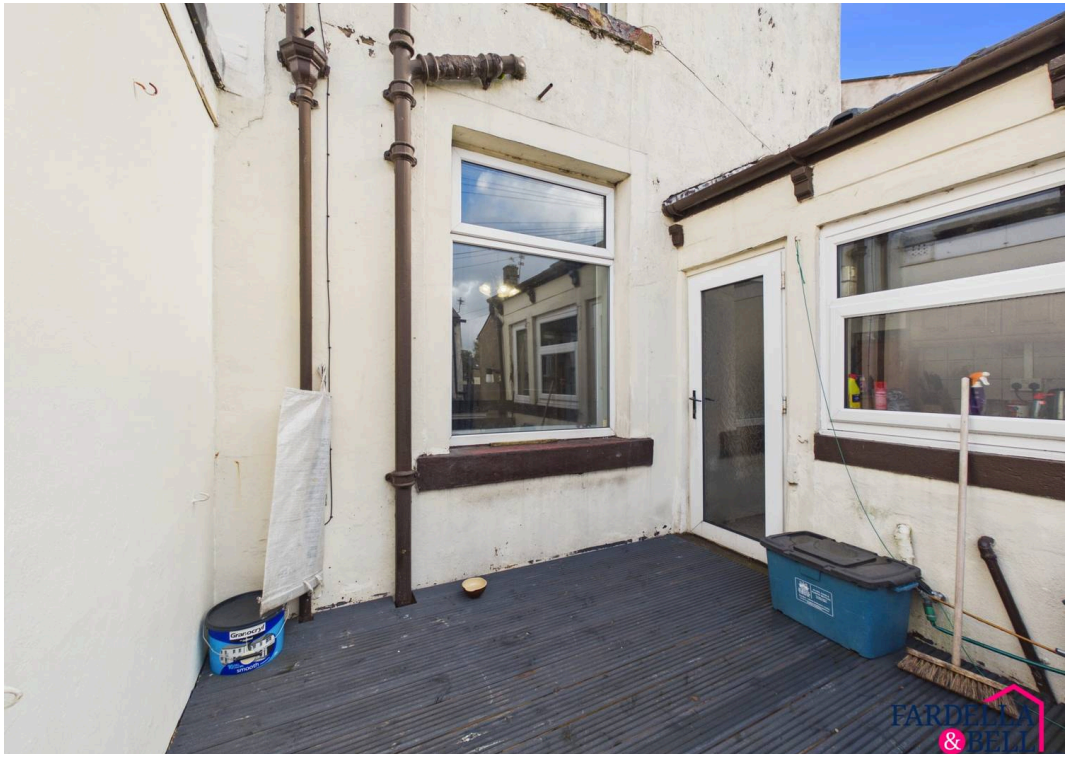

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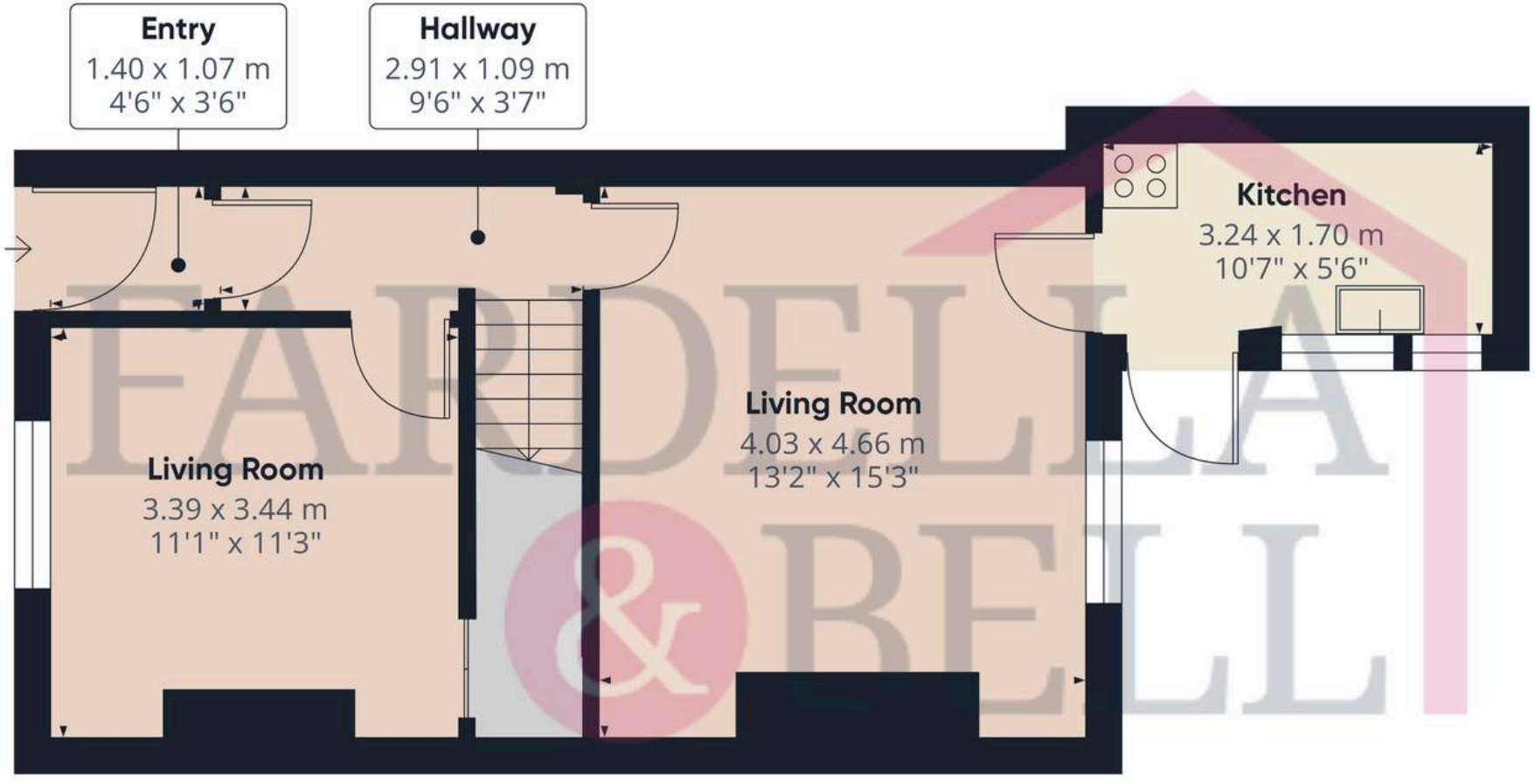


**Approximate total area**(1)

42.4 m²

457 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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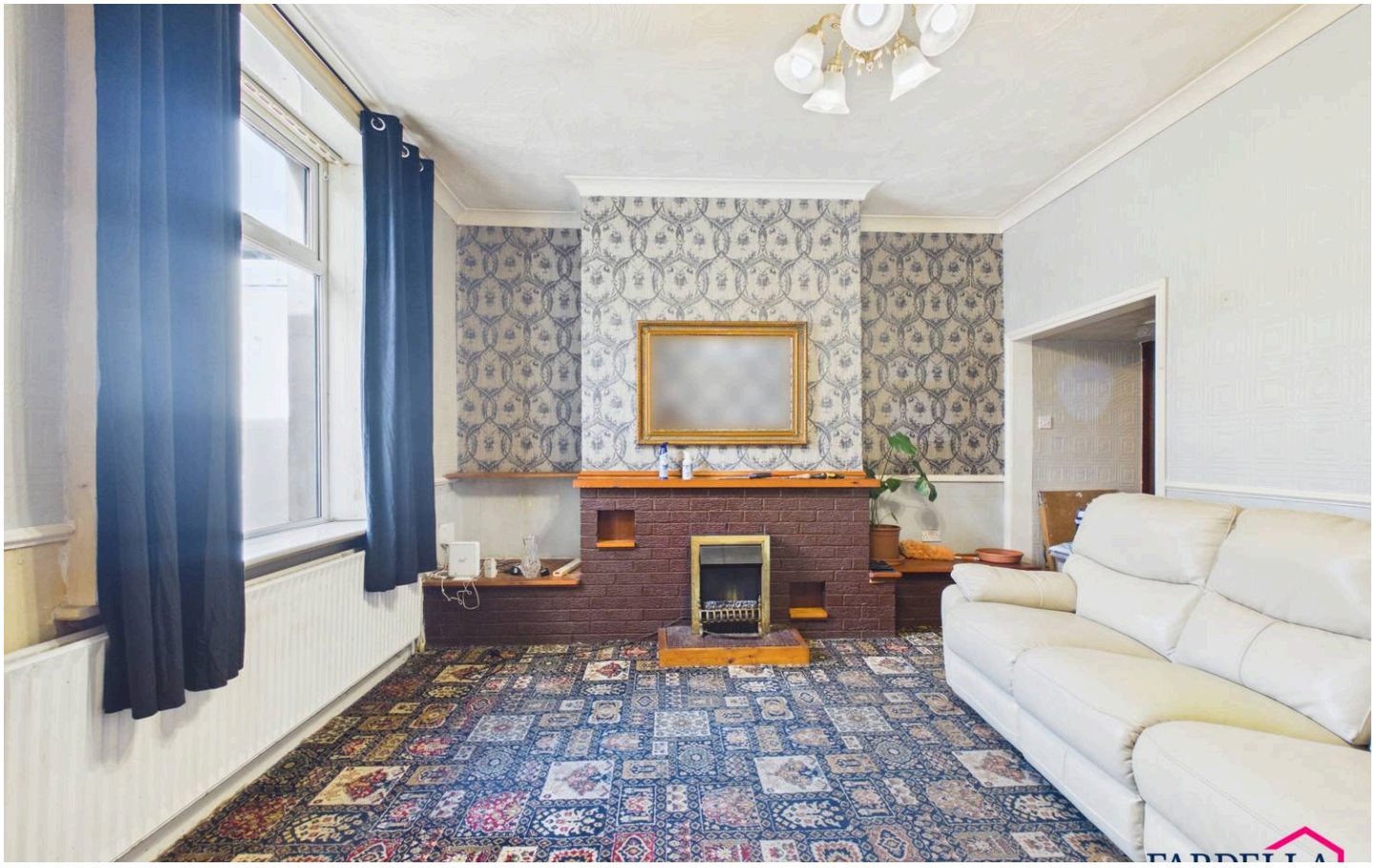
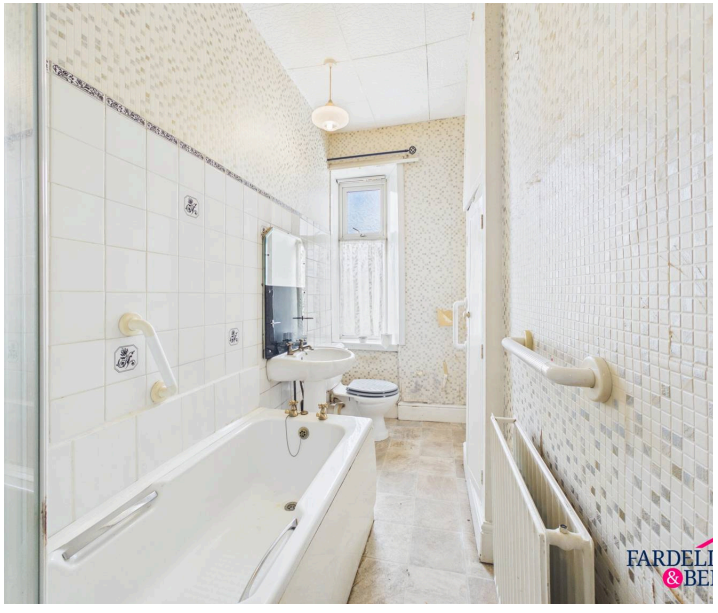
Floor 0





**GARDEN**

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