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258 Burnley Road  
Padiham BB12 8SS

£149,950



### Key Features:

- Semi-Detached
- Two Reception Rooms
- Stylish Family Bathroom
- Rear Garden With Decking
- Close To Local Schools
- Three/Four Bedrooms
- Extended Kitchen
- Gas Fires
- Double Driveway
- Virtual Tour Available

Tenure: Leasehold

EPC Rating: E

Council Tax Band:



# 3 BEDROOM House - Semi-Detached



Total area: approx. 120.0 sq. metres (1291.2 sq. feet)

## Main Description:

Stunning, three-bed, semi-detached property in the highly sought-after area of Padiham. Ideal for growing families due to the location. Close to local schools, bus stops, beautiful walks, and local amenities.

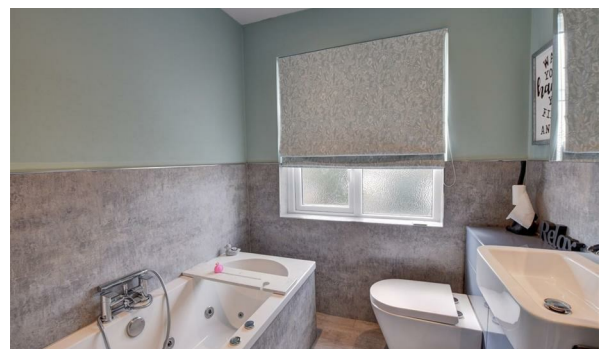
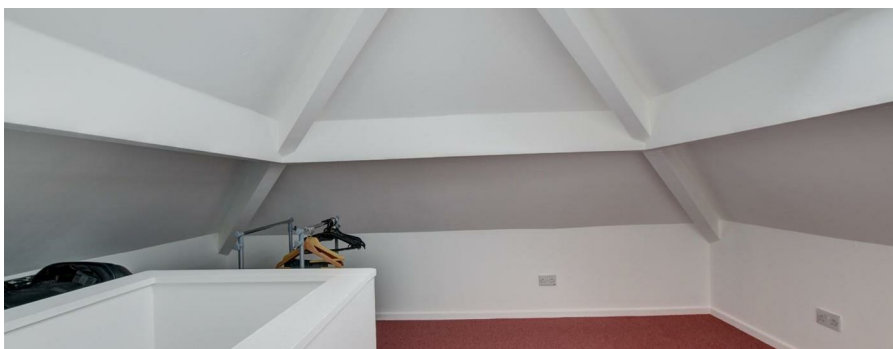
Entering the property into the entrance hallway, you will find the staircase to the first floor and access to the rear extended dining kitchen which is fitted with matching wall, base, and drawer units with contrasting working surfaces and has a range of appliances such as a washing machine, fridge, freezer, five-ring gas hob, and dishwasher. There are also patio doors leading out to the garden.

Adjacent to the kitchen is the large, open plan lounge and living room which could easily be separated into two separate reception rooms however the current layout lets in an abundance of light and has great character with the bay window to the front. Both have been fitted with a gas fire, with the rear lounge fitted with a uPVC door leading to the decking area and rear garden which has been laid to lawn.

On the first floor, there are two double bedrooms both with a bay window and a generous-sized single bedroom to the rear. The family bathroom is a three-piece suite in white comprising a low-level WC, cabinet hand wash basin, and spa bath with stylish tile splashback and grey, high gloss cabinets.

There is an attic room that could be used as an occasional bedroom or as a home office space with a Velux window with beautiful views. There is a lean-to at the side of the property which could be currently used for a home gym but could be utilized for storage.

Externally there is a double drive to the front and a rear garden with a decking area. Viewing is imperative to really appreciate the size and standard of property.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property