



## Padiham Road, Burnley, BB12 6PA

### Offers Over £300,000

A GORGEOUS GRADE II LISTED FAMILY HOME

Commanding an enviable position on Padiham Road in Burnley, this stunning Grade II listed semi-detached family home is brimming with character and traditional features. With its charming façade and low maintenance exteriors, this property offers both aesthetic appeal and practicality, making it an ideal choice for families seeking comfort and style.

Upon entering, you are welcomed into a generous living space that boasts four distinct reception rooms. The inviting bar/snug area provides a perfect retreat for relaxation, while the elegant sitting room and spacious living room offer ample space for family gatherings. The dining room, seamlessly connected to a delightful country-style fitted kitchen, creates an inviting atmosphere for entertaining guests or enjoying family meals.

The property features three well-proportioned bedrooms, each designed to provide a restful sanctuary. The family bathroom is generously sized, ensuring convenience for all. A unique highlight of this home is the staircase leading from the main bedroom to the second floor, where you will find a walk-in wardrobe and a shower, adding a touch of luxury to your daily routine.

Additionally, the property benefits from off-road parking, ensuring ease of access and security for your vehicles. This semi-detached house is not just a home; it is a lifestyle choice, offering a harmonious blend of traditional charm and modern living. With its prime location and spacious layout, this property is a must-see for anyone looking to settle in Burnley.

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- Grade II Listed Property
  - Bursting with Character and Charm
  - Off Road Parking
  - EPC Rating Exempt
- Three Bedrooms
  - Traditional Features
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Low Maintenance Exterior
  - Council Tax Band D

Ground Floor

Entrance Vestibule

3'8 x 3'6 (1.12m x 1.07m)  
Hardwood front door, central heating radiator, smoke detector, solid wood flooring and door to sitting room.

Sitting Room

14'8 x 13'9 (4.47m x 4.19m)  
Stone mullioned UPVC double glazed windows, central heating radiator, stone feature fireplace surround, wood panelled elevations, doors leading to dining room, snug/bar.

Bar/Snug

9'10 x 8'11 (3.00m x 2.72m)  
Hardwood single glazed window, central heating radiator and door to side elevation.

Dining Room

12'10 x 12'2 (3.91m x 3.71m)  
Stone mullioned UPVC double glazed windows, central heating radiator, wood panelled elevations, open access to kitchen and door to lounge.

Kitchen

13'2 x 10'4 (4.01m x 3.15m)  
Central heating radiator, range of wall and base units with complementary work surfaces and splashback, stainless steel one and a half bowl sink and drainer with mixer tap, Rangemaster cooker with eight ring gas hob, plumbing for dishwasher, tiled effect flooring and door to pantry.

Pantry

9'8 x 3'5 (2.95m x 1.04m)  
Wall mounted boiler, plumbing for washing machine, space for fridge freezer and tiled effect flooring.

Lounge

23'0 x 14'10 (7.01m x 4.52m)  
Stone mullioned and inset UPVC double glazed windows, two central heating radiators, gas stove with feature fireplace, exposed stone wall, television point, UPVC double glazed French doors and windows to side elevation and stairs to mezzanine floor.

Mezzanine Floor

Staircase from lounge, open to sitting area with balcony.

First Floor

Landing

Hardwood single glazed window, central heating radiator, doors leading to three bedrooms and family bathroom.

Bedroom One

16'7 x 13'1 (5.05m x 3.99m)  
UPVC double glazed window, central heating radiator, dado rail and stairs to dressing area/en suite.

Dressing Area/En Suite

Wardrobe space with fitted railings and shelving, walk-in electric feed shower and access to eaves.

Bedroom Two

12'1 x 9'9 (3.68m x 2.97m)  
UPVC double glazed window and central heating radiator.

Bedroom Three

11'9 x 9'8 (3.58m x 2.95m)  
Hardwood double glazed window, central heating radiator and fitted wardrobes.

Bathroom

11'5 x 9'4 (3.48m x 2.84m )  
Hardwood double glazed window, central heating radiator, dual flush WC, double vanity top wash basins with marble surface, jacuzzi-style spa bath with overhead direct feed shower and partially tiled elevations.

External

Front and Side

Enclosed wraparound garden with paving, stone chippings, mature shrubbery and driveway.

