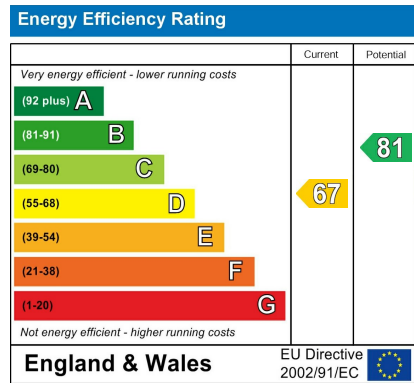




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## Balliol Close, Padiham, BB12 7DW

### Offers Over £220,000

A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY IN PADIHAM

Nestled in the charming area of Balliol Close, Padiham, Burnley, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a well-thought-out layout, providing ample space for comfortable living.

One of the standout features of this home is the converted garage, which offers versatility and can be used as an additional living area, a home office, or even a playroom for children. This added space enhances the functionality of the property, catering to various lifestyle needs.

The lovely garden is another highlight, providing a serene outdoor retreat perfect for relaxation or entertaining guests. It offers a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumbs. The garden is easily accessible from the main living areas, making it an ideal spot for summer barbecues or quiet evenings under the stars.

Located in Padiham, this property benefits from a friendly community atmosphere and is conveniently situated near local amenities, schools, and parks. The area is well-connected, making it easy to commute to nearby towns and cities.

# Balliol Close, Padiham, BB12 7DW

Offers Over £220,000

 3  1  2  D

- Three Bedroom Semi Detached Home
- Beautiful Rear Garden
- Off Road Parking
- Tenure - Freehold
- Converted Garage Providing Additional Living Space
- Ideal Family Home
- EPC Rating - D
- Spacious And Versatile Accommodation
- Popular Padiham Location
- Council Tax Band - B

## Ground Floor

### Entrance

UPVC double glazed door to porch.

### Porch

5'11 x 3'3 (1.80m x 0.99m)

Double doors to hall.

### Hall

13'5 x 5'11 (4.09m x 1.80m)

Central heating radiator, stairs to first floor, door to reception room one, laminate flooring.

### Reception Room One

13'4 x 10'7 (4.06m x 3.23m)

UPVC double glazed bow window, central heating radiator, gas fire with marble hearth and wooden mantle, open access to reception room two, laminate flooring/

### Reception Room Two

8'6 x 8'6 (2.59m x 2.59m)

Upright central heating radiator, sliding door to office, open access to kitchen.

### Office

9'11 x 7'5 (3.02m x 2.26m)

UPVC double glazed window, upright central heating radiator, laminate flooring.

### Kitchen Diner

15'10 x 9'2 (4.83m x 2.79m)

Two UPVC double glazed windows, plinth heater, a range of glossed wall and base units, granite surfaces, inset stainless steel one and a half sink with mixer tap and draining board, two electric integrated ovens, five ring induction hob, extractor unit, integrated fridge freezer, integrated dishwasher, integrated speakers, boiling tap.

### Garage

27'7 x 11'10 (8.41m x 3.61m)

UPVC double glazed window, power, door to external door to utility room.

### Utility Room

10'11 x 7'9 (3.33m x 2.36m)

Laminate surfaces, stainless steel sink with mixer tap, plumbing for washing machine and dryer, UPVC door to external.

## First Floor

### Landing

7'9 x 6'6 (2.36m x 1.98m)

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

### Bedroom One

12'11 x 9'6 (3.94m x 2.90m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

11 x 9'6 (3.35m x 2.90m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Three

10'7 x 6'10 (3.23m x 2.08m)

UPVC double glazed window, central heating radiator.

### Bathroom

6'8 x 5'7 (2.03m x 1.70m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal basin with mixer tap, P shape bath with mixer tap, direct feed shower with rainfall and additional rinse head, tile elevations, panelled ceiling, Worcester combi boiler, wood effect lino flooring.

## External

### Rear

Enclosed, paving areas, artificial grass, bedding areas, stone chipping.

### Front

Driveway for multiple cars.



Tel: 01282469023

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