



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Padiham Road, Burnley, BB12 6NN

£145,000

AN IDYLIC FAMILY HOME

Nestled on the sought-after Padiham Road in Burnley, this exquisite terraced house presents an exceptional opportunity for both families and investors alike. With no chain delay, this property boasts an impressive four generously sized bedrooms, providing ample space for a growing family or potential tenants.

The interior is characterised by its abundance of indoor space, featuring two well-proportioned reception rooms that offer versatility for relaxation and entertainment. The enviable kitchen extension is a standout feature, designed to cater to modern living while allowing for a blank canvas where you can truly make it your own. The neutral decoration throughout enhances the sense of space and light, making it easy for any buyer to envision their personal touch.

This property is ideally situated in a desirable location, conveniently close to local schools, bus routes, and essential amenities. Additionally, major motorway and network links are within easy reach, ensuring that commuting and travel are hassle-free.

Whether you are searching for the perfect family home or a promising rental investment, this property is truly not to be missed. With its spacious layout and prime location, it offers a

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- Tenure Leasehold
- Council Tax Band B
- EPC Rating D
- On Street Parking
- No Chain Delay
- Four Generously Sized bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Blank Canvas
- Viewing Essential With An Abundance Of Indoor Space
- Easy Access To Major Network Links

Ground Floor

Entrance Vestibule

3'10 x 3' (1.17m x 0.91m)

Hall

11'7 x 3' (3.53m x 0.91m)

Reception Room One

14'9 x 12'3 (4.50m x 3.73m)

Reception Room Two

14'9 x 12'10 (4.50m x 3.91m)

Kitchen

12'2 x 9'3 (3.71m x 2.82m)

First Floor

Landing

21'5 x 16'1 (6.53m x 4.90m)

Bedroom One

12'1 x 10'2 (3.68m x 3.10m)

Bedroom Two

12'3 x 8'9 (3.73m x 2.67m)

Bedroom Three

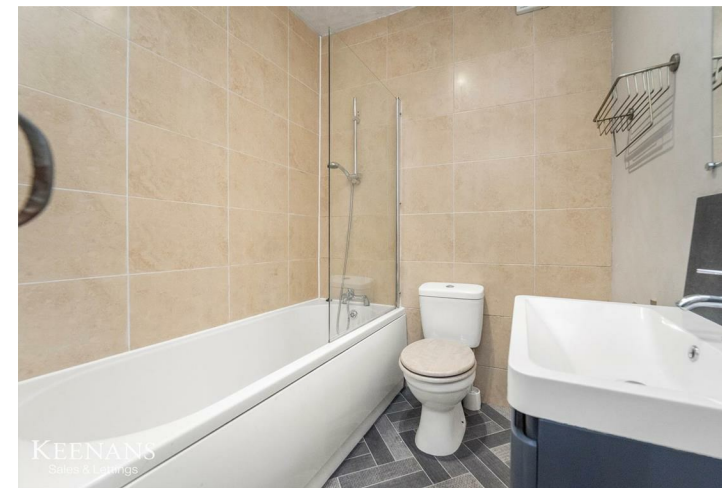
12'3 x 6'11 (3.73m x 2.11m)

Bedroom Four

9'4 x 6'1 (2.84m x 1.85m)

Bathroom

6'1 x 6' (1.85m x 1.83m)



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