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BB12 8PB

Langdale Road, Padiham
Offers In The Region Of £154,950

• Three-bedroom semi-detached home • Modern fitted breakfast kitchen • Contemporary ground floor shower room • Driveway and enclosed rear garden • Popular Padiham location close to amenities

A three-bedroom semi-detached home offering stylish and modern living throughout. The ground floor features an inviting living room with a feature fireplace and bay-fronted window, a contemporary breakfast kitchen with a central breakfast bar, and a sleek ground-floor shower room. Upstairs are three well-proportioned bedrooms, each tastefully decorated and filled with natural light. Externally, the property benefits from a driveway providing off-road parking and a generous enclosed garden with open aspects to the rear. Conveniently located close to local schools, shops, and transport links, this superb home is ideal for first-time buyers and families alike.

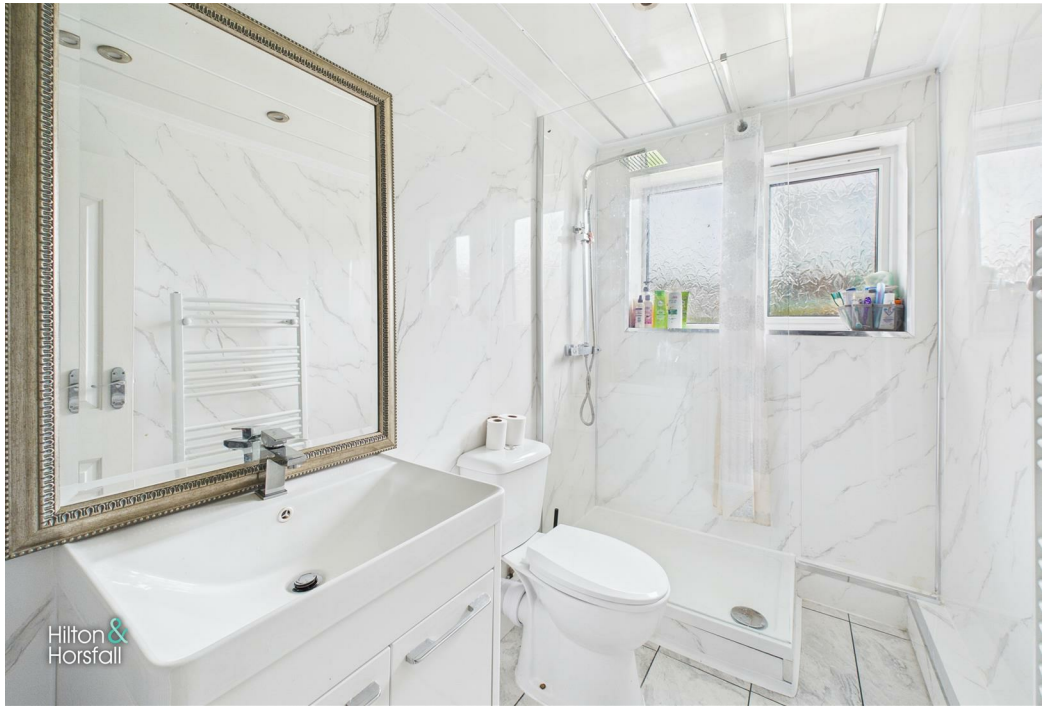
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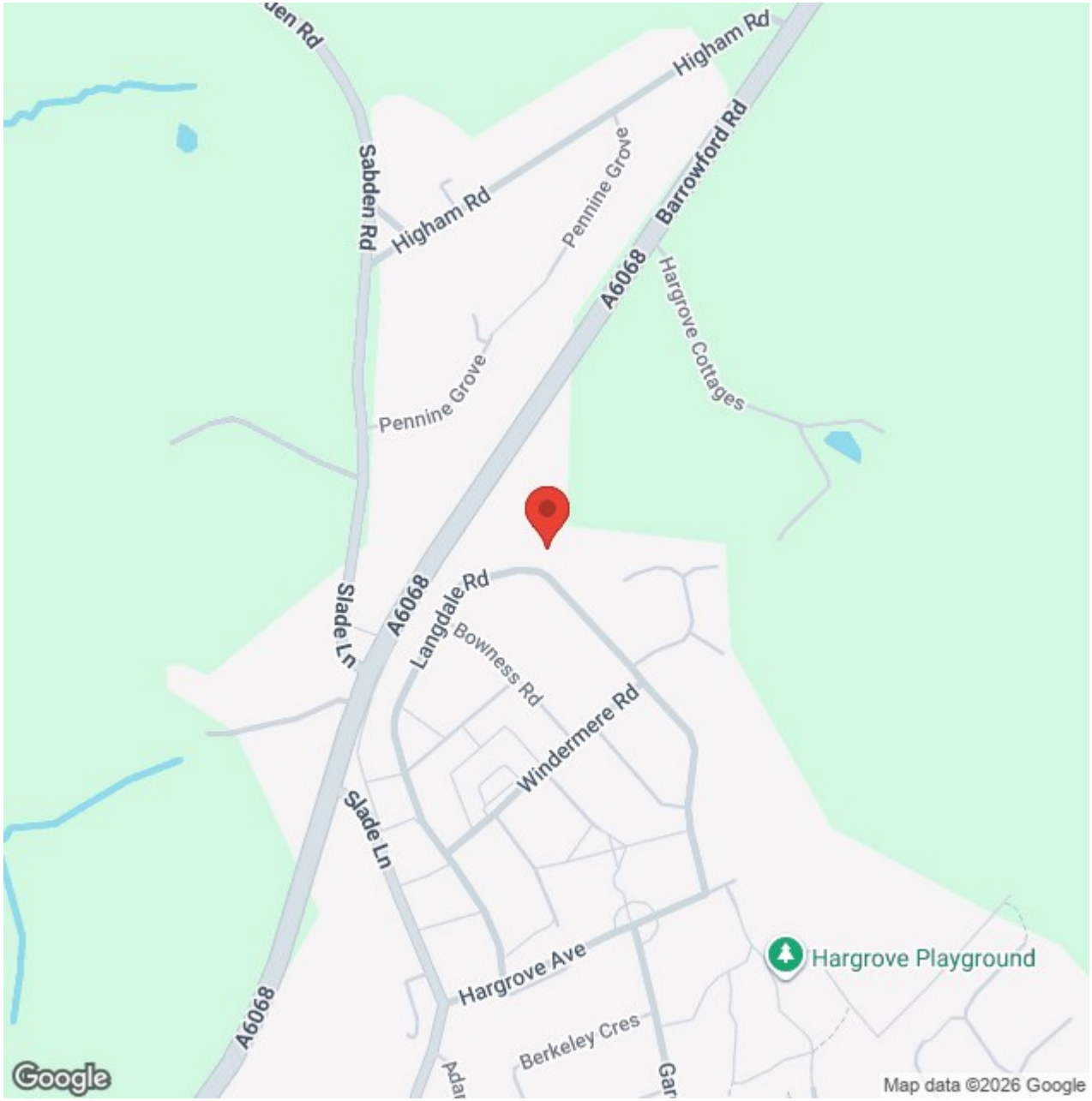
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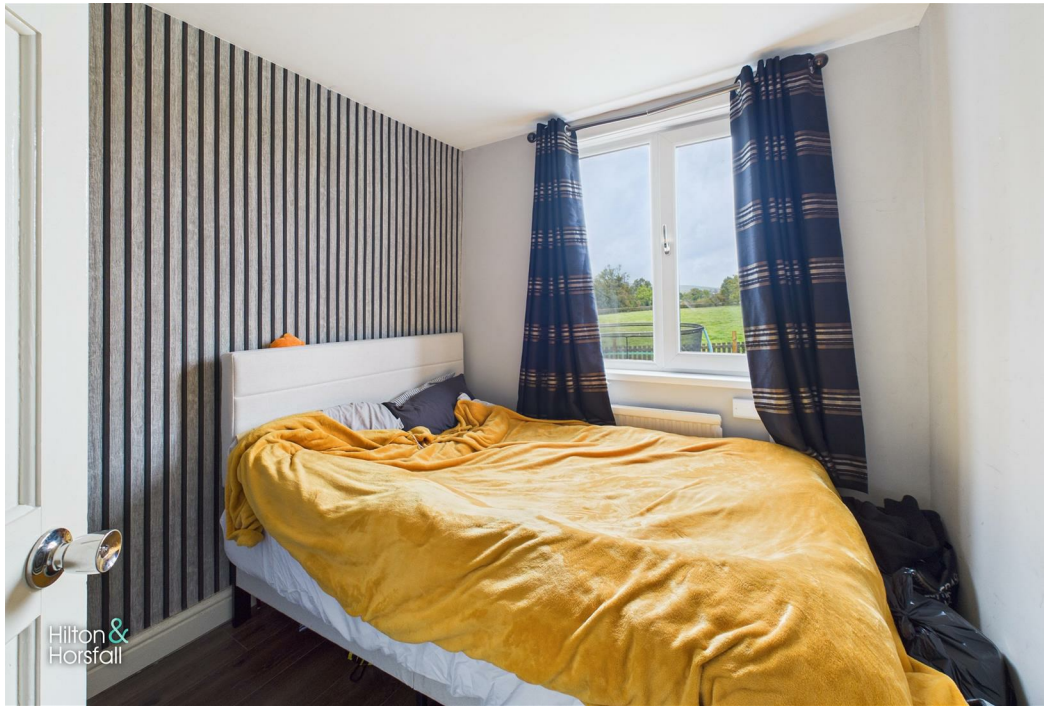

Higham Rd
Sabden Rd
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Barrowford Rd
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Hargrove Cottages
Pennine Grove
Slade Ln
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Langdale Rd
Bowness Rd
Windermere Rd
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Lancashire

A three-bedroom semi-detached home offering stylish and modern living throughout. The ground floor features an inviting living room with a feature fireplace and bay-fronted window, a contemporary breakfast kitchen with a central breakfast bar, and a sleek ground-floor shower room. Upstairs are three well-proportioned bedrooms, each tastefully decorated and filled with natural light. Externally, the property benefits from a driveway providing off-road parking and a generous enclosed garden with open aspects to the rear. Conveniently located close to local schools, shops, and transport links, this superb home is ideal for first-time buyers and families alike.

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LIVING ROOM 15'10" x 9'10" (4.83m x 3.01m)
A beautifully presented and inviting space featuring a modern, neutral décor with a striking feature wall. The room enjoys an abundance of natural light through a large bay-fronted window and is complemented by stylish wood-effect flooring. A traditional feature fireplace with an electric stove-style fire provides a charming focal point, creating a warm and homely atmosphere, ideal for relaxing or entertaining.

BREAKFAST KITCHEN 10'7" x 11'11" (3.23m x 3.65m)
A stylish and contemporary kitchen fitted with a range of modern high-gloss wall, base, and drawer units with contrasting work surfaces. The space includes an integrated oven, four-ring gas hob with stainless steel extractor hood, and a stainless steel sink unit positioned beneath a large window overlooking the rear garden. The layout also features a central breakfast bar with seating, offering a sociable dining area ideal for everyday family life. Finished with wood-effect flooring and neutral décor, this bright and airy room forms the heart of the home.

SHOWER ROOM 4'10" x 8'2" (1.49m x 2.50m)
A contemporary ground-floor shower room finished to a high standard with elegant marble-effect wall panels and a matching tiled floor. The suite comprises a large walk-in shower enclosure with rainfall shower head, low-level WC, and a modern vanity unit with inset wash basin. A heated towel rail and frosted window complete this stylish and practical space.

FIRST FLOOR / LANDING

BEDROOM ONE 15'9" x 8'10" (4.82m x 2.71m)
A spacious double bedroom positioned to the front of the property, featuring a large window that allows plenty of natural light and offers pleasant views across the surrounding area. The room is tastefully decorated with a feature wall, complemented by wood-effect flooring and ample space for wardrobes and bedroom furniture.

BEDROOM TWO 7'6" x 14'5" (2.29m x 4.41m)
Situated to the rear of the property, this bright and cheerful double bedroom enjoys a pleasant outlook over the garden and open green space beyond. Decorated in a playful yet modern style, it offers ample room for wardrobes and storage, making it an ideal children's bedroom or comfortable guest room. Finished with wood-effect flooring and a large window that fills the room with natural light.

BEDROOM THREE 7'10" x 8'7" (2.40m x 2.62m)
Positioned to the rear of the property, this cosy third bedroom offers views over the garden and open countryside beyond. Neutrally decorated with a contemporary striped feature wall and wood-effect flooring, it's a versatile space ideal for use as a child's room, home office, or guest bedroom.

LOCATION
Situated within a popular residential area of Padiham, this property enjoys a convenient position close to local amenities, schools, and transport links. The town centre offers a range of shops, cafés, and restaurants, while nearby Padiham Greenway and surrounding countryside provide plenty of opportunities for walking and outdoor recreation. Excellent road connections give easy access to Burnley, the M65 motorway, and surrounding towns, making this an ideal home for families and commuters alike.

PUBLISHING
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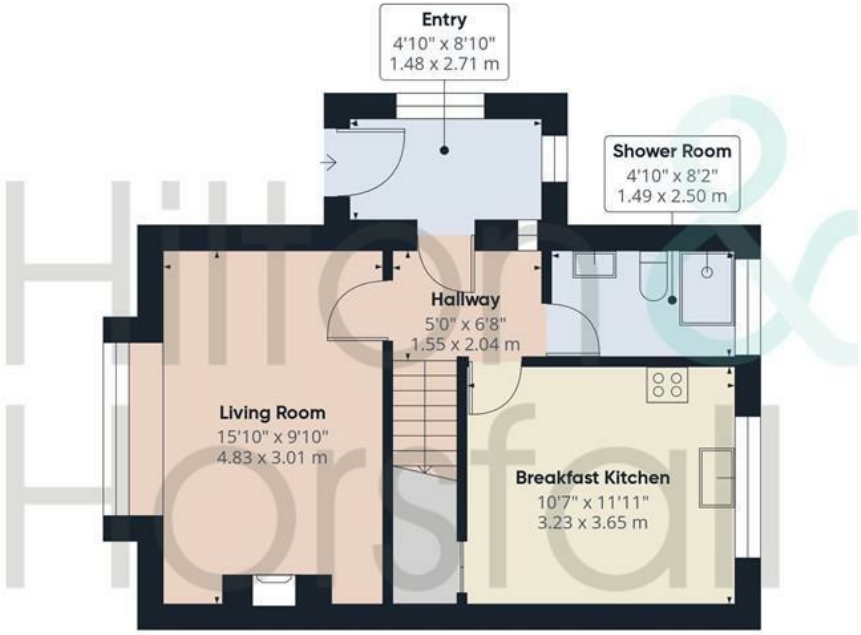

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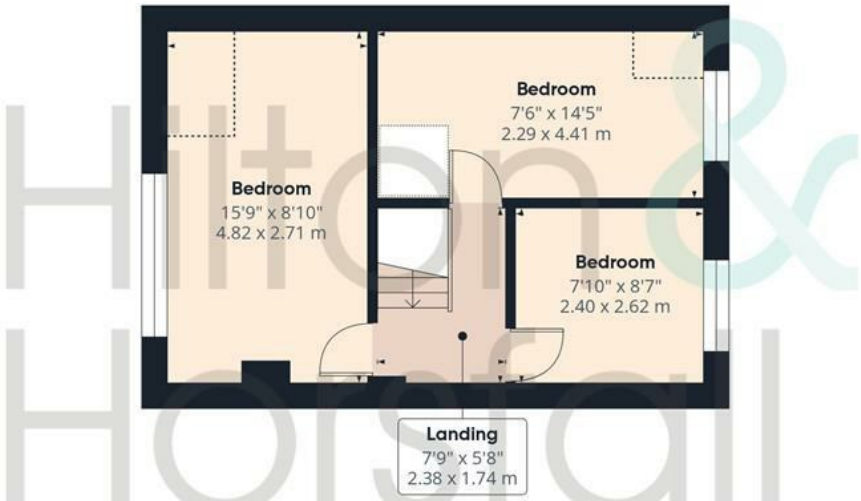
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OUTSIDE

To the front of the property is a paved driveway providing off-road parking. To the rear is a generous enclosed garden, mainly laid to lawn, with a paved patio seating area, ideal for outdoor dining, entertaining, or family playtime. The garden enjoys a pleasant open aspect with views over adjoining greenery, offering a lovely sense of space and privacy.



Ground Floor



Floor 1

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Approximate total area(1)

780 ft²

72.4 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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