







## Stonyhurst Close, Padiham

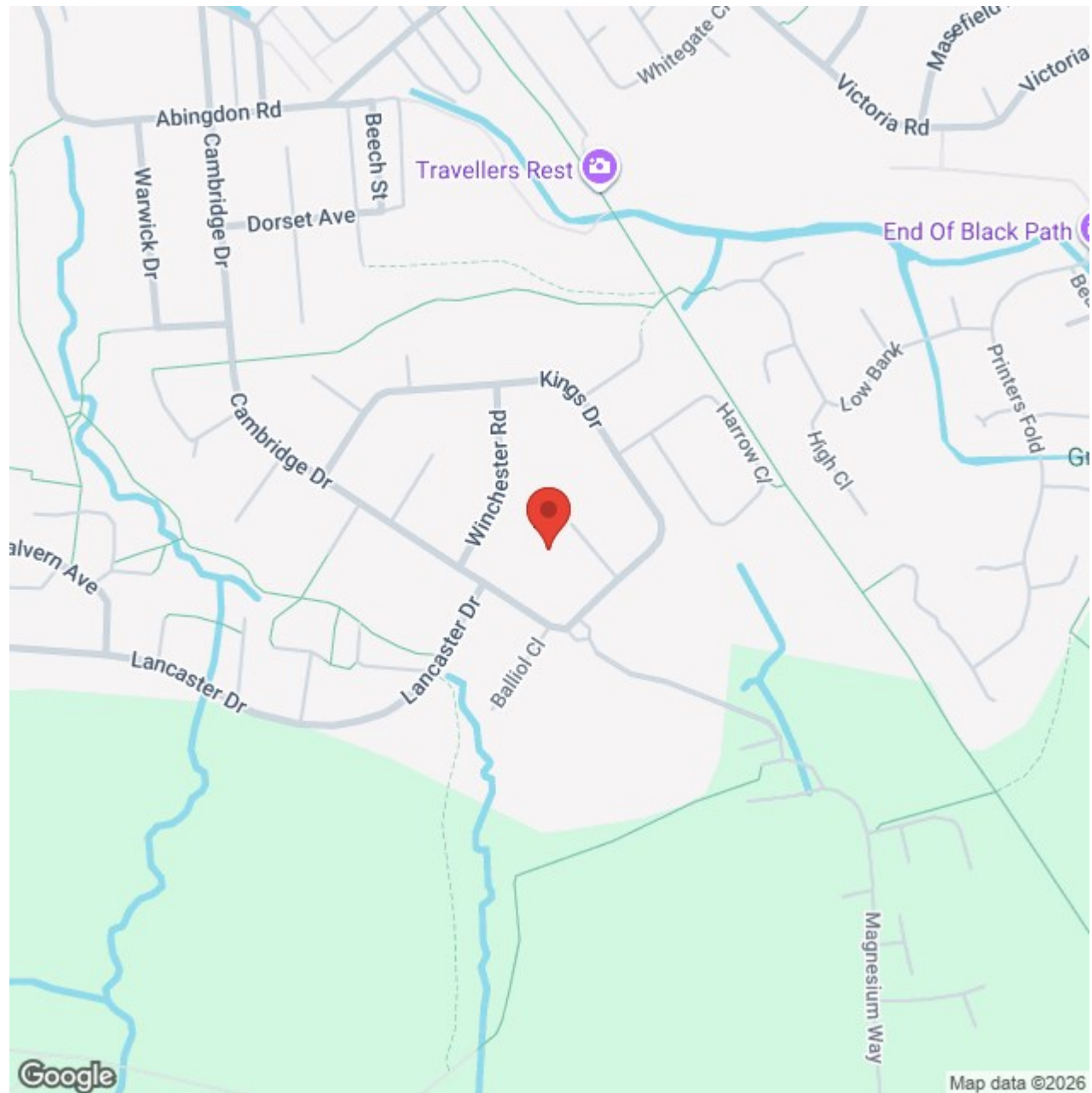
### Offers In The Region Of £210,000

- Three-bedroom semi-detached home
- Quiet cul-de-sac position
- Modern extended kitchen
- Spacious open-plan living/dining area
- Bright garden room with French doors
- Driveway, garage and enclosed rear garden

Nestled in a quiet cul-de-sac in a popular area of Padiham, this well-presented three-bedroom semi-detached home offers generous living space and a modern, versatile layout ideal for families. The property features a stylish open-plan living/dining area, a bright garden room with French doors, and a contemporary extended kitchen with ample workspace. Each room feels welcoming and well cared for, with plenty of natural light throughout. Externally, the home enjoys a long driveway, front garden and a private, enclosed rear garden with a combination of lawn, decking and patio areas—perfect for outdoor entertaining or family activities. Situated close to local schools, amenities and excellent transport links, this is an excellent opportunity for those seeking a comfortable and conveniently located family home.













## Lancashire

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### GROUND FLOOR

#### ENTRANCE PORCH

#### HALLWAY

A bright and welcoming hallway with wood-effect flooring, half-height dado detailing and stylish patterned décor. Features include a fitted storage unit, coat hooks and a large side window allowing plenty of natural light. Doors lead to the kitchen and living areas, with stairs rising to the first floor.

#### LIVING ROOM / DINING AREA 24'9" x 10'7" (7.55m x 3.25m)

A stylish open-plan living and dining space finished with wood-effect flooring and panelled feature walls. The living area enjoys a large front window, a contemporary fireplace and ample space for seating. The dining area comfortably accommodates a family table and opens through to the garden room, creating an excellent flow for entertaining and everyday living.

#### GARDEN ROOM 8'8" x 13'10" (2.66m x 4.24m)

A bright and versatile garden room with large windows on all sides, enjoying views over the rear garden. Finished with wood-effect flooring and French doors opening onto the decking, it offers an ideal space for relaxing, dining or use as a playroom.

#### KITCHEN 10'3" x 7'7" + 11'10" x 6'3" (3.13m x 2.32 + 3.63m x 1.91m)

A modern, extended kitchen fitted with a range of neutral wall and base units, contrasting worktops and tiled splashbacks.

Enjoys excellent natural light from multiple windows and French doors opening to the rear garden. Includes an integrated oven and hob with extractor, plus ample space for appliances and generous worktop areas ideal for food preparation.

#### FIRST FLOOR / LANDING

A bright landing area with a feature window providing pleasant views and natural light. Offers access to all three bedrooms and the family bathroom, with loft access above.

#### BEDROOM ONE 12'11" x 9'8" (3.96m x 2.97m)

A generous double bedroom positioned at the front of the property, featuring a large window, fitted wardrobes and neutral décor. Offers ample space for additional furnishings and enjoys a bright, airy feel.

#### BEDROOM TWO 10'9" x 9'8" (3.30m x 2.95m)

A well-proportioned bedroom overlooking the rear garden, finished in neutral tones with plenty of natural light. Offers space for a bed, storage and a desk or dressing area, making it ideal as a child's bedroom or comfortable guest room.

#### BEDROOM THREE 10'0" x 6'6" (3.05m x 2.00m)

A bright single bedroom positioned at the front of the property, ideal as a nursery, home office or dressing room. Features a large window, neutral décor and space for essential furnishings.

#### SHOWER ROOM 6'6" x 5'5" (1.99m x 1.67m)

A modern shower room finished with contemporary grey tiling and a walk-in glazed shower enclosure. Includes a vanity unit with inset wash basin, low-level WC and a frosted window providing natural light and privacy.

#### LOCATION

Situated in a quiet cul-de-sac within a popular residential area of Padiham, this property offers a peaceful setting whilst remaining close to local amenities. Schools, shops and supermarkets are all within easy reach, along with Padiham town centre and its range of independent cafés and services. Excellent transport links are available via the A671 and M65 motorway network, making commuting to Burnley, Blackburn and beyond straightforward. Scenic walking routes and nearby parks also provide great outdoor space for families and dog walkers.

#### PUBLISHING

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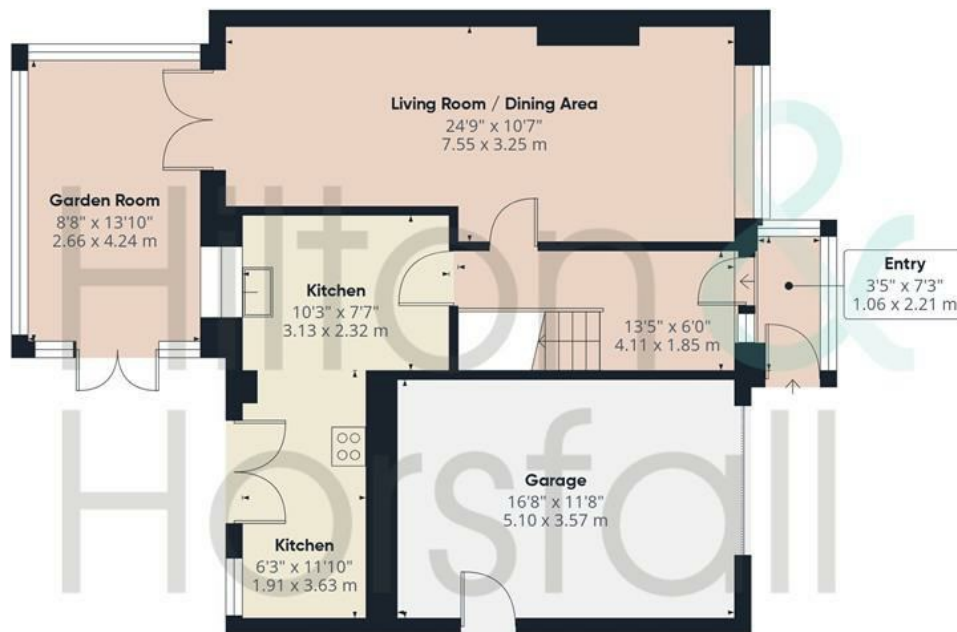




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## OUTSIDE

To the front of the property is a long driveway providing ample off-road parking, together with a small lawned garden area. The generous rear garden enjoys a mix of lawn, decking and a large paved patio—ideal for outdoor dining, play equipment or entertaining. Mature trees and planting provide a good degree of privacy, while a winding pathway leads through the garden, making the space both practical and attractive.

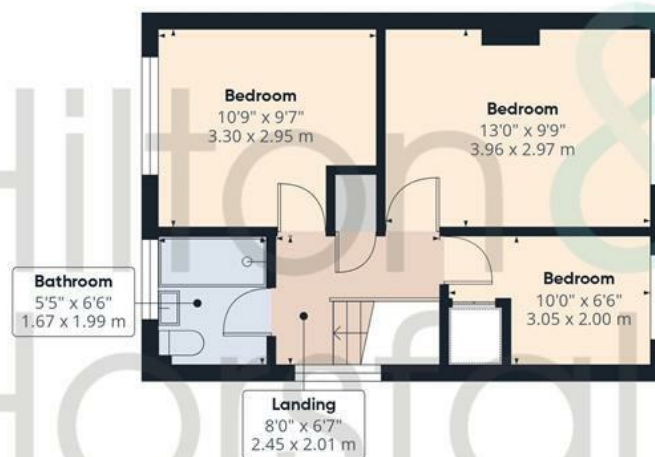


Ground Floor

Approximate total area<sup>(1)</sup>

1205 ft<sup>2</sup>

111.9 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024