



125 Woodgrove Road

Burnley, Burnley

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid-terrace stone-built property set within a conservation area
- Extended accommodation offering in excess of 1,500 sq ft
- Four well-proportioned bedrooms, including attic room (vendor advises building regs)
- Three versatile reception rooms
- Modern kitchen with additional downstairs WC
- Gas central heating and uPVC double glazing throughout
- Elevated position with open outlook over Towneley
- Landscaped rear garden featuring Indian stone paving



Ground Floor

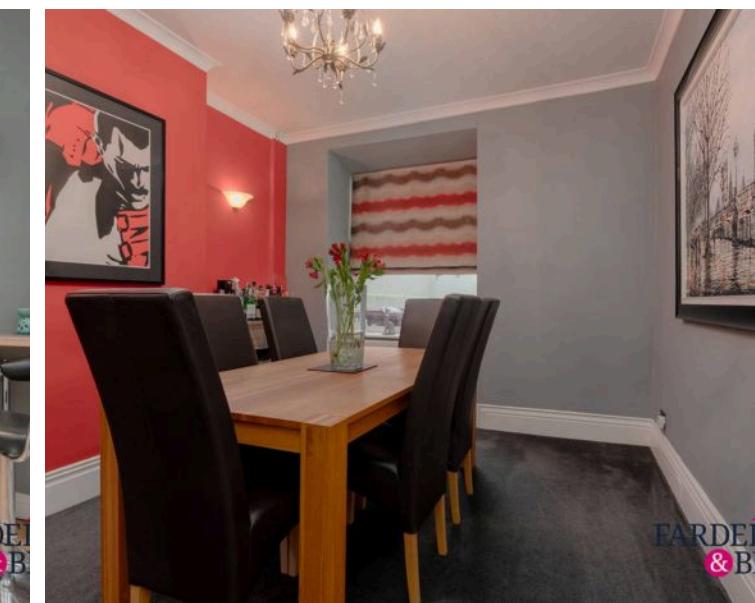
The ground floor offers well-balanced and versatile living space, finished in a modern yet comfortable style throughout. A welcoming entrance hall sets the tone, providing access to the main living areas and staircase to the first floor. To the front, the living room is bright and inviting, featuring a bay window that allows plenty of natural light to fill the space, complemented by tasteful décor and a contemporary inset fireplace that creates a cosy focal point. To the rear, there is a separate dining room, ideal for family meals or entertaining, with ample space for a full dining table and a pleasant outlook over the garden. The kitchen is well laid out and fitted with modern units, contrasting worktops and integrated appliances, offering both style and practicality. From here, access leads through to a useful utility area and ground floor WC, adding everyday convenience. Completing the ground floor is an additional reception room with direct access to the garden.

First Floor + Attic

The first floor continues the home's well-presented and flexible accommodation, offering three bedrooms and a modern family bathroom. There are two generous double bedrooms, both tastefully decorated and benefiting from excellent natural light, along with a third bedroom that would suit a nursery, dressing room or home office. The family bathroom is finished to a contemporary standard and features a four-piece suite, including a bath and separate shower enclosure, creating a practical and stylish space for everyday use. From the first-floor landing, stairs rise to the attic bedroom, which the vendors have advised has building regulations approval. This impressive space provides a large double bedroom with excellent head height, Velux windows allowing plenty of natural light, and additional built-in storage. The attic room offers fantastic versatility and would make an ideal principal bedroom, guest suite, or private work-from-home space.

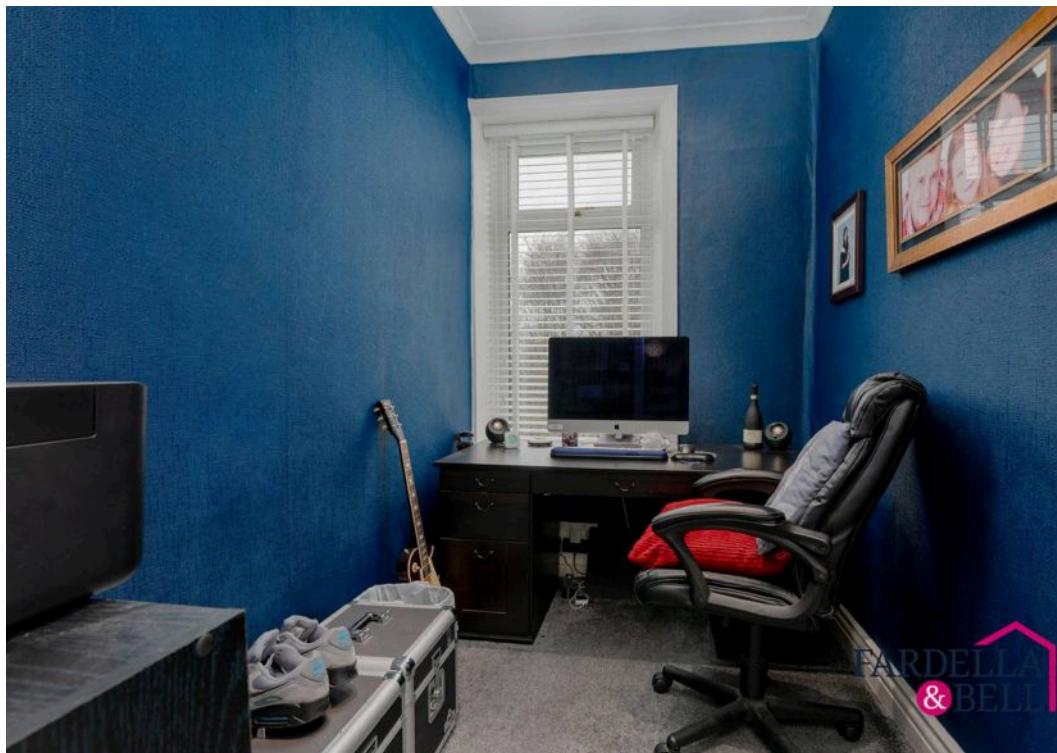


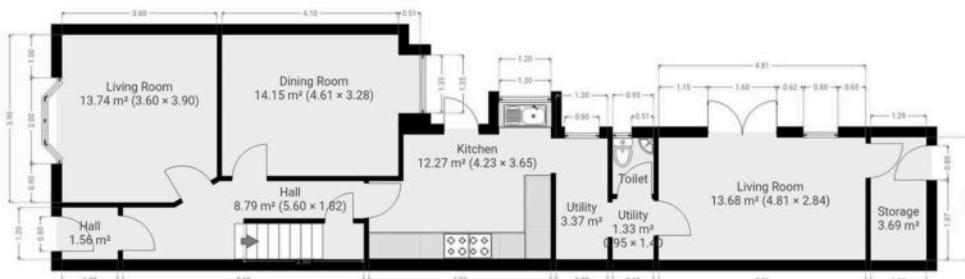
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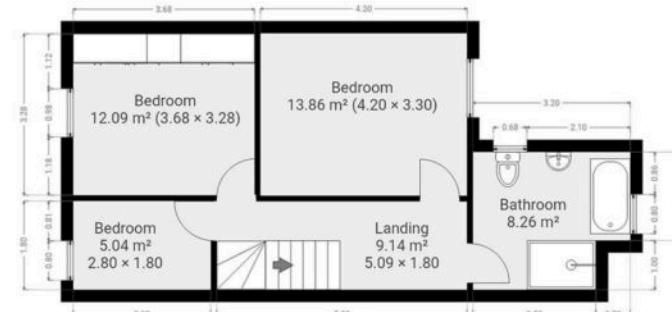
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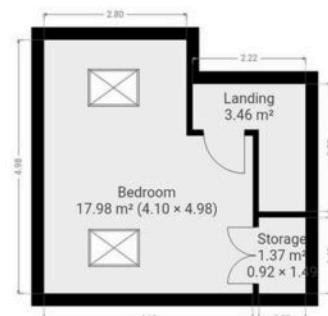
Total Property Area: approx - 145 Sq Meters (1,560.77 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC





GARDEN

To the front, the property sits within a well-kept terrace and is set back from the road with an attractive stone façade, in keeping with the surrounding conservation area. A low-maintenance foregarden provides a pleasant approach, adding to the kerb appeal of this characterful home. To the rear, the property enjoys a beautifully presented and surprisingly generous outdoor space, thoughtfully landscaped with Indian stone paving creating defined seating and entertaining areas. The garden has been designed for ease of maintenance while still offering interest, with raised borders, established planting and enclosed boundaries providing both privacy and a sense of calm. This is a versatile outdoor space, ideal for relaxing, entertaining or simply enjoying a quiet moment, and perfectly complements the scale and character of the accommodation on offer.



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