



630 Padiham Road

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

- Driveway
- Extended Kitchen
- Utility Room
- Garage
- Good Size Rear Garden
- Ideal Family Home
- No Chain
- Well presented
- Leasehold - £6.15 - informally apportioned as to £3.7s.6d to the land in this title.

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Ground Floor

The ground floor of this well-presented semi-detached home offers generous and versatile living space, enhanced by a kitchen extension. A welcoming entrance hall with staircase leads through to a bright bay-fronted dining room, ideal for entertaining or family meals. Double doors open into a comfortable living room featuring a stylish fireplace and views over the rear aspect, creating a cosy yet sociable layout. The extended kitchen provides ample worktop and storage space, with room for appliances and direct access to the adjoining utility area, offering additional practicality and convenience.

First Floor

The first floor offers well-balanced accommodation, ideal for growing families or those needing flexible space. There are three bedrooms in total, including a generous principal bedroom overlooking the front aspect, complete with fitted wardrobes providing excellent storage. A further double bedroom enjoys views to the rear, while the third bedroom makes an ideal nursery, child's room or home office. The modern family bathroom is stylishly finished with contemporary wall panelling and patterned flooring, comprising a walk-in shower, WC and wash hand basin. A central landing connects all rooms and provides access to the loft. The attic space is enhanced by a Velux window that floods the area with natural light.





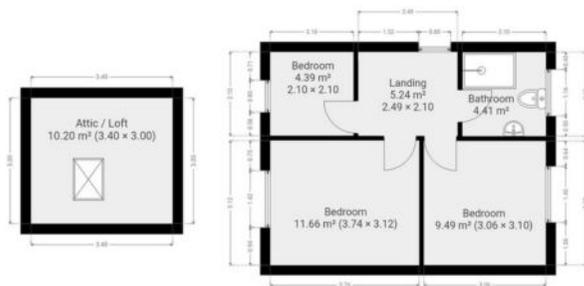


GARDEN

Driveway

1 Parking Space

Externally, the property continues to impress with a thoughtfully arranged and low-maintenance rear garden, ideal for both relaxing and entertaining. The garden features a generous artificial lawn providing year-round greenery, complemented by a raised timber decking area perfect for outdoor seating and summer gatherings. A paved patio sits closer to the house, creating an additional seating or BBQ space, while mature shrubs, planted borders and established trees add privacy and a pleasant outlook. Steps lead up from the main garden to a further patio terrace adjoining the house, offering a sheltered spot. The layout has been cleverly designed to create distinct zones, maximising usability of the space. To the side, a detached garage provides secure storage or parking, accessed via a private driveway offering off-road parking for multiple vehicles. The front of the property is equally well presented, with a neat lawn and driveway leading to the property.



Total Property Area: approx - 114.12 Sq Meters (1,228.38 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any built floor areas, ceilings and volumes are approximate. An agent's area measurement, floor levels and other details are for your guidance and they do not constitute part of any agreement. We warrant to make it clear to you.



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Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

