



32 Bendwood Close

Padiham, Burnley

Council Tax band: C

Tenure: Leasehold

- Three En-suites
- Garage
- Driveway
- Balcony
- No Chain
- Downstairs WC
- Close to Padiham Town Centre
- Well Presented



Ground Floor

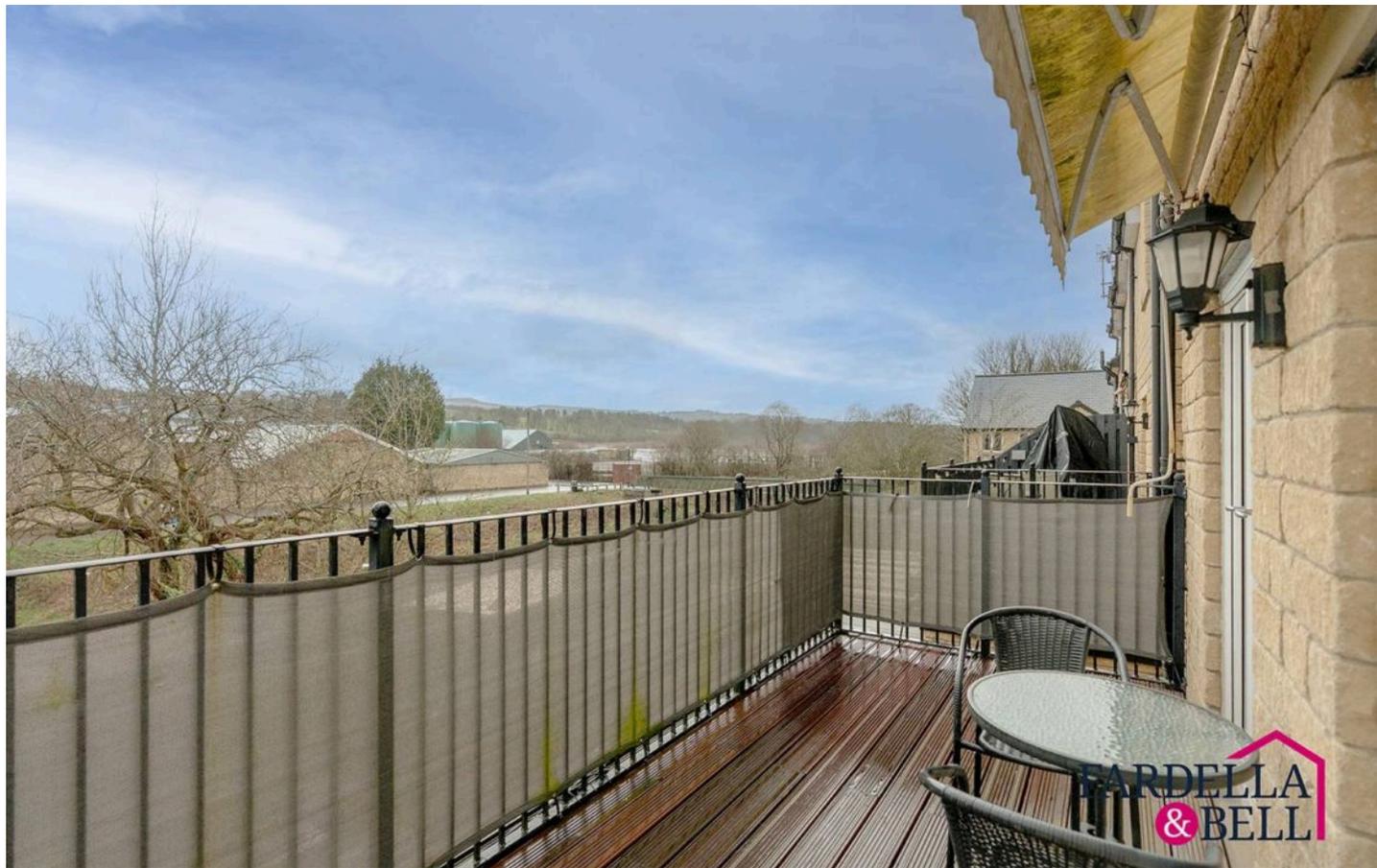
The ground floor of this modern three storey town house is thoughtfully arranged to offer practical day-to-day living with a stylish finish throughout. An entrance door opens into a welcoming hallway, finished in contemporary grey tones with tiled flooring and carpeted staircase rising to the first floor. The hall provides access to a useful ground floor cloakroom/WC and an internal door leading through to the integral garage/store, offering excellent storage or potential for further use subject to requirements. To the rear of the property lies the heart of the home – a spacious open plan kitchen/diner. The kitchen is fitted with a range of modern wooden wall and base units, complemented by dark work surfaces and metro-style tiled splashbacks. Integrated appliances include an oven, gas hob with extractor over, and there is ample space for additional freestanding appliances.

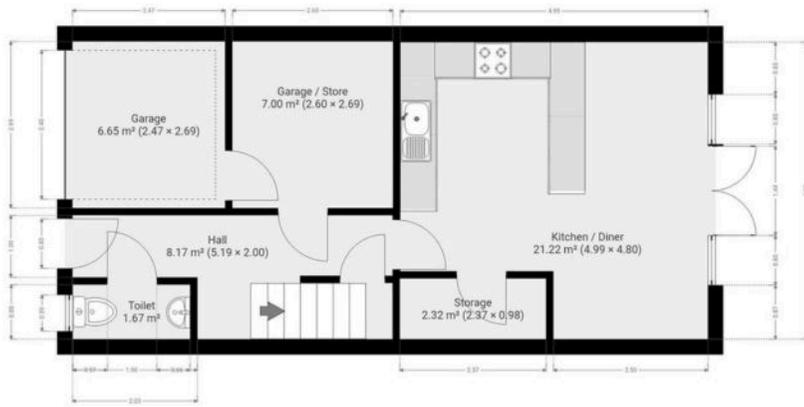
First Floor

The first floor provides a superb combination of living space and private accommodation, arranged around a bright central landing with useful built-in storage. To the rear of the property is an impressive living room, beautifully presented and filled with natural light from French doors that open onto a private balcony. The balcony enjoys open views overlooking the River Calder, offering a peaceful and attractive outlook. Positioned to the front of the property is a generous double bedroom. The room is served by a modern en-suite bathroom.

Second Floor

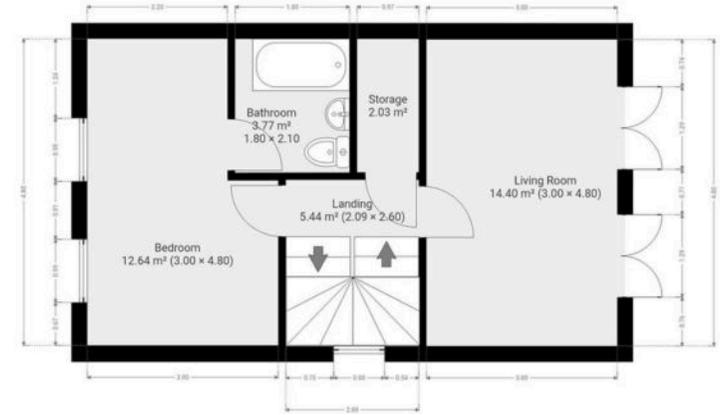
The second floor is arranged around a central landing and offers two generous double bedrooms. The principal bedroom provides excellent proportions with ample space for freestanding furniture and benefits from a modern en-suite bathroom fitted with a bath, wash hand basin and WC. The second bedroom is also a well-sized double, ideal for guests, family or home working, and enjoys the advantage of its own en-suite shower room comprising a shower enclosure, wash hand basin and WC. Overall, this floor delivers two comfortable double bedrooms, each with private en-suite facilities, offering both flexibility and convenience.





Total Property Area: approx - 124 Sq Meters (1,334.72 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 are 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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DRIVEWAY

2 Parking Spaces






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