



16 Vicarage Avenue

Padiham, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculate condition
- Large kitchen
- Leased additional garden
- Three bedrooms
- Log Burner
- Popular location
- Council Tax Band B - Leasehold Tenure



Ground Floor

A welcoming entrance porch leads into a spacious hallway, setting the tone for this beautifully presented Victorian mid-terraced home. To the front, a bright and comfortable living room enjoys generous proportions and a large window that fills the space with natural light. A charming log burner provides a cosy focal point, enhancing the room's character and creating a warm, inviting atmosphere—perfect for relaxing or entertaining. To the rear, the property opens into a well-appointed kitchen, thoughtfully laid out with ample worktop and storage options. The kitchen provides a practical yet stylish hub of the home, with direct access to a useful utility room offering additional storage and laundry space. The ground floor is completed by access to the staircase rising to the first floor and a pleasant flow between the living and kitchen areas, ideal for modern living.

First Floor

The first floor offers three well-proportioned bedrooms. The principal bedroom is particularly spacious, benefitting from generous floor area and natural light. A second double bedroom provides flexible accommodation, while the third bedroom is ideal as a single room, nursery, or home office. A family bathroom serves the floor, fitted with a bath, wash basin, and WC, and is presented in good condition. The landing provides access to all rooms and includes additional storage options, enhancing practicality.

Externally

Externally, the property truly stands out, benefiting from the largest garden plot available, situated parallel to the front of the home—ideal for those seeking additional outdoor space. Please note an annual fee of £130 is payable to Huntroyd Estates in relation to this plot. In addition, there is a small garden area to the front, while to the rear a pleasant seating area provides the perfect spot for outdoor dining or relaxation.



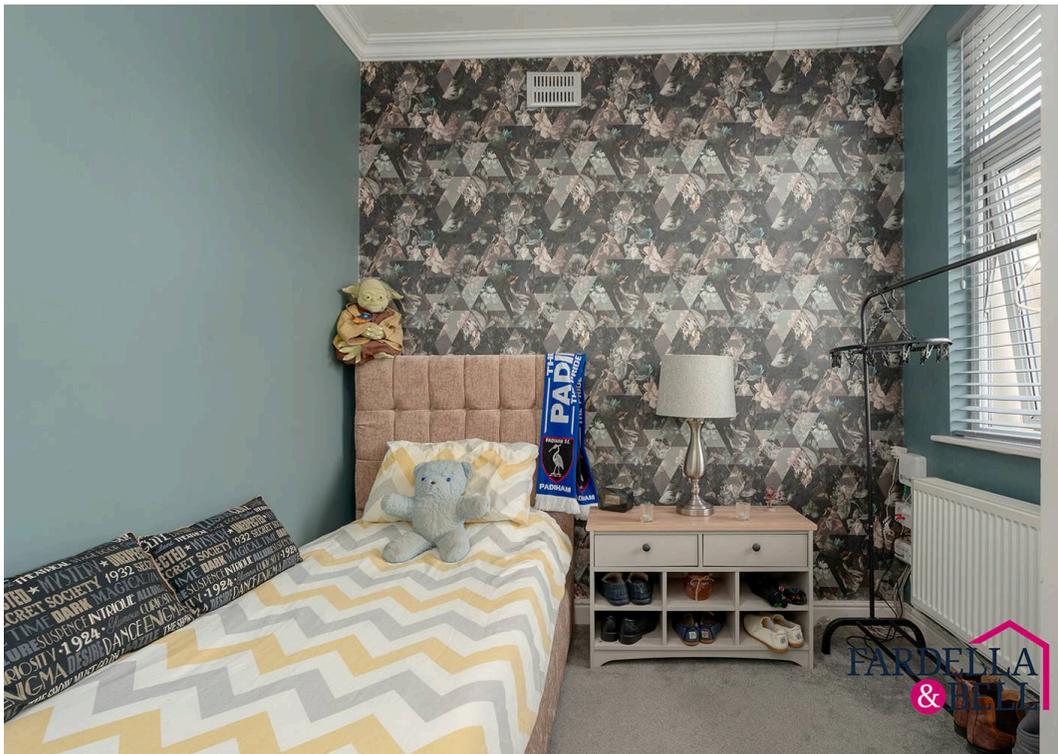
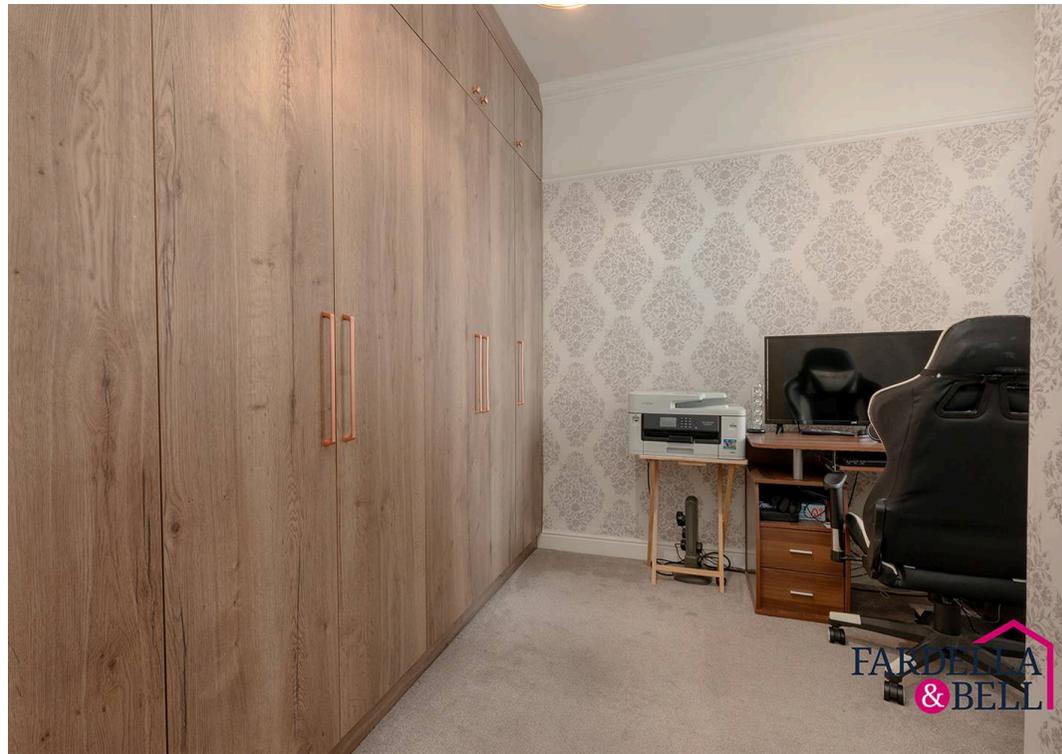
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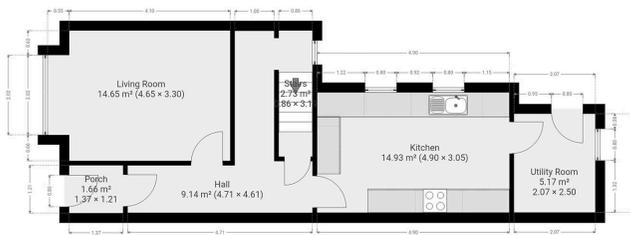




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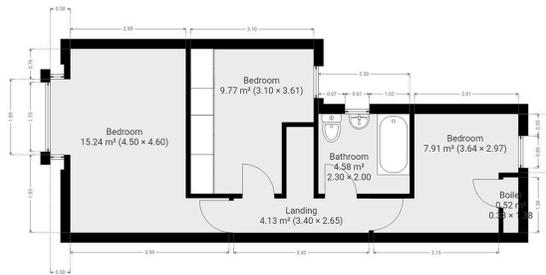
Front Garden

Largest garden plot available parallel to the front, with an annual fee payable to Huntroyd Estates for £130.



Total Property Area: approx - 90.4 Sq Meters (973.06 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and circulation are approximate. No detail area guarantee, they cannot be used as a basis for any agreement. No liability is taken for any error.



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