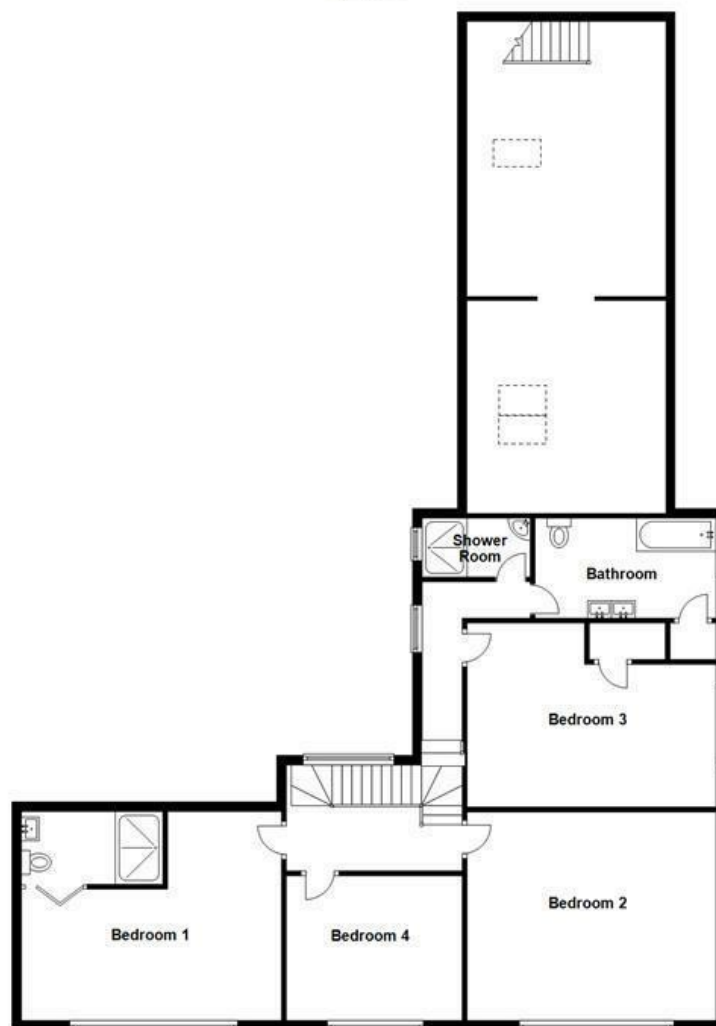


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Padiham Road, Burnley, BB12 6SZ

### Offers In The Region Of £484,950

A MOST APPEALING PERIOD PROPERTY WITH SHELTERED GARDENS AND EXCELLENT PARKING.

Welcome to this stunning detached house which bursts with character and many wonderful original features including stained glass windows and feature fireplaces. Located in the highly regarded location of Ighten Hill. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four generously sized bedrooms there is ample space for everyone to have their own sanctuary in this delightful home.

With private gated driveway to the rear leading to a two storey double garage this property is the perfect family home not to be missed. Ideally positioned with an array of local amenities, bus routes and schools, as well as M65 motorway, Accrington, Colne and major motorway network links.

This property resides within an incredible spacious plot and offers privacy and space, with landscaped gardens to front side and rear and patios offering a serene retreat, ideal for al fresco dining or simply unwinding. The layout of the property provides a seamless flow between the reception rooms and bedrooms, creating a warm and inviting atmosphere throughout.

Don't miss the opportunity to make this house your home. With its ideal combination of space, comfort, and style, this property on Padiham Road is truly a gem waiting to be discovered.



# Padiham Road, Burnley, BB12 6SZ

## Offers In The Region Of £484,950



- Impressive Detached Property
- Bursting with Charm
- Off Road Parking and Two Storey Garage
- EPC Rating C
- Four Bedrooms
- Original Features
- Tenure Leasehold
- Three Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band E

### Ground Floor

#### Entrance Vestibule

UPVC double glazed front entrance Rockdoor, mosaic tiled flooring, plaster mouldings and door to the entrance hall.

#### Entrance Hall

17'8 x 11'10 (5.38m x 3.61m)

Stained glass windows, central heating radiator, decorative stone fireplace with wooden surround, decorative plaster mouldings and wooden panelling, hardwood floor, spindle balustrade staircase to the first floor with authentic stained glass picture window, understairs storage and doors to living room, dining room and sitting room.

#### Dining Room

18' x 14'5 (5.49m x 4.39m)

UPVC double glazed stained glass bay window, central heating radiator, gas fire with feature stone surround, dado rail, ceiling rose and decorative plaster mouldings.

#### Living Room

17'7 x 14'5 (5.36m x 4.39m)

UPVC double glazed stained glass bay window, central heating radiator, electric fire with feature stone surround, dado rail, picture rail, decorative ceiling rose and decorative plaster mouldings.

#### Sitting Room

17'7 x 10'10 (5.36m x 3.30m)

UPVC double glazed bay window, central heating radiator and built in gas fire.

#### Kitchen

17'7 x 15'5 (5.36m x 4.70m)

UPVC double glazed window, central heating radiator, range of wall and base units with marble effect surfaces and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, Neff double oven in a high rise unit, five ring gas hob, extractor hood, integrated dishwasher and fridge freezer, spotlights, wood effect flooring and door to the inner passage.

#### Inner Passage

UPVC double glazed windows and doors to both side and rear gardens, cloakroom/WC and garage.

#### Cloakroom/WC

5'1 x 4' (1.55m x 1.22m)

Low basin WC, wash basin and cloakroom with tiled flooring and electric heater.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, wood panelling, decorative plaster mouldings and doors to four bedrooms, bathroom and shower room.

#### Bedroom One

18' x 14'5 (5.49m x 4.39m)

UPVC double glazed window, central heating radiator, feature stone fireplace, fitted wardrobes, coving and door to the en suite.

### En Suite

9'9 x 5'1 (2.97m x 1.55m)

Wood effect cabinets, vanity top wash basin, dual flush WC, direct feed shower unit, heated towel rail, tiled elevations, PVC panelled ceiling with spotlights, extractor fan and tiled flooring.

#### Bedroom Two

17'3 x 14'5 (5.26m x 4.39m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

#### Bedroom Three

17'3 x 12'9 (5.26m x 3.89m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

#### Bedroom Four

12'2 x 10' (3.71m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

#### Shower Room

7'6 x 4'1 (2.29m x 1.24m)

UPVC double glazed frosted window, direct feed shower unit, corner wash basin, tiled elevations, loft access and tiled flooring.

#### Bathroom

12'6 x 6'11 (3.81m x 2.11m)

UPVC double glazed frosted window, heated towel rail, panelled Jacuzzi bath, two vanity top wash basins, dual flush WC, cupboard housing the boiler, tiled elevations, spotlights and tiled flooring with underfloor heating.

### External

#### Front

Two tier front garden with rockery and gated access to rear.

#### Side

Paved and stone chipped gardens.

#### Rear

Private gated parking area with lawn, paving and stone chipped patios areas with pergola.

#### Garage

24'2 x 19'10 (7.37m x 6.05m)

UPVC double glazed frosted window, Belfast sink, utility area with plumbing for washing machine, stairs to the first floor and electric garage doors.

#### Garage First Floor

UPVC double glazed skylights. Boarded with electric points, this space is ideal for storage/playroom.

