




**BRITISH
PROPERTY
AWARDS**
2023
★★★★★
SILVER WINNER
ESTATE AGENT
IN NORTH WEST
(LANCASHIRE)


**BRITISH
PROPERTY
AWARDS**
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN BURNLEY

**FARDELLA
& BELL**



824 Padiham Road, Burnley

Fixed Price **£80,000**



824 Padiham Road

Burnley, Burnley

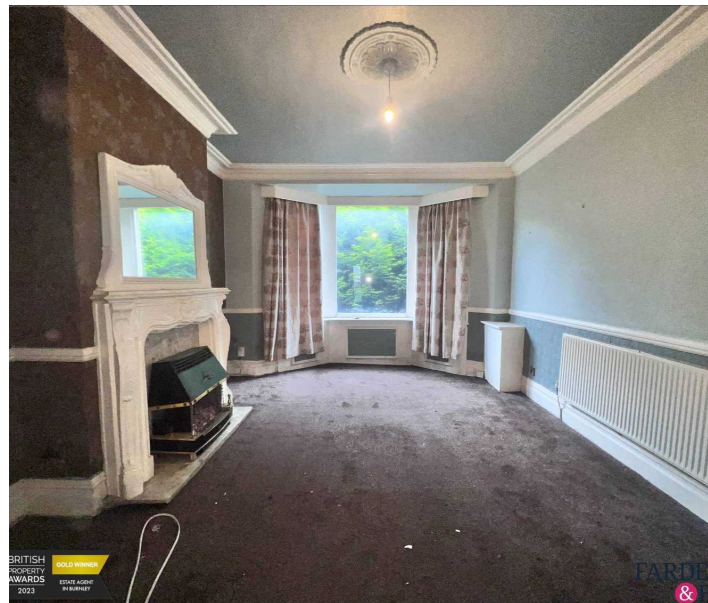
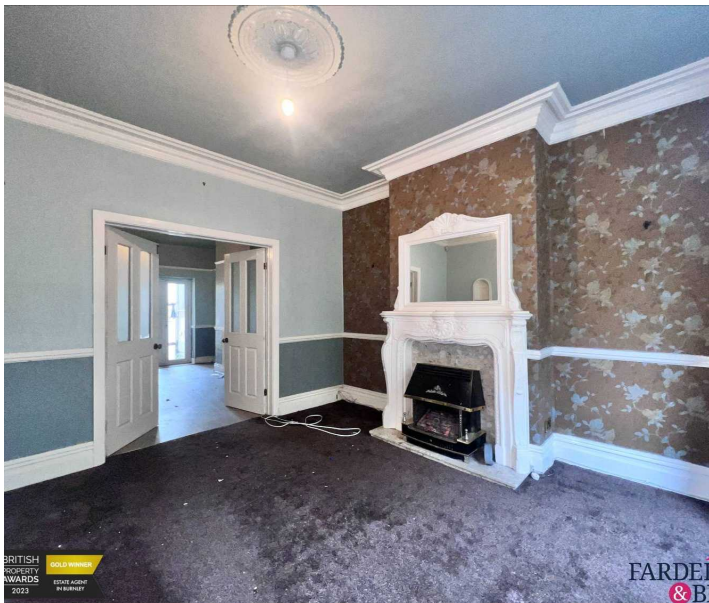
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Renovation Project
- 3 Bedrooms
- 2 Reception Rooms
- Extended Kitchen
- Family Bathroom
- Perfect for Investors or First Time Buyers

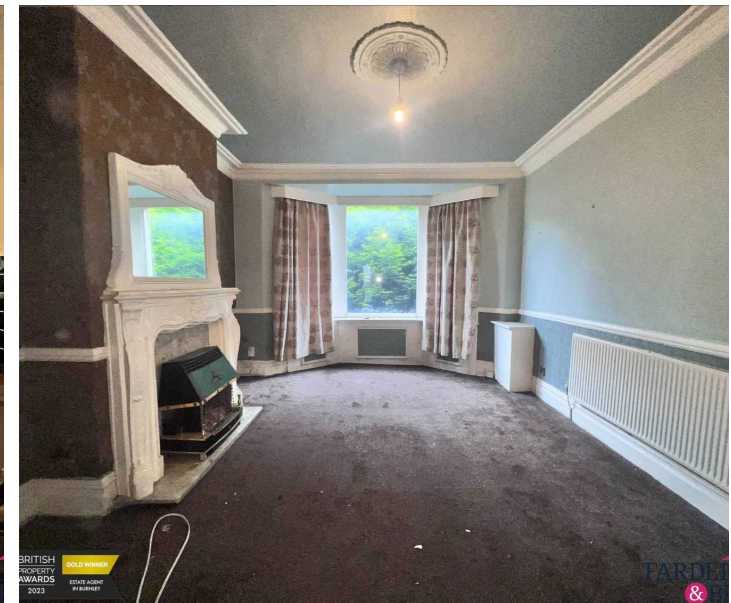


Room sizes

Living room 12.5 x 15.39 Rear reception 14.86 x 12.95 Kitchen 12.36 x 9.48 Hallway 15.7 x 3.25 Landing 15.03 x 5.5 Bed 3 12.4 x 9.38 Bed 2 10.3 x 8.5 Bed 16.1 x 12.2 Bathroom 10.5 x 5.5

Full description

Upon entering, you'll find two spacious reception rooms, each bursting with character and awaiting your personal touch. These versatile spaces are perfect for creating comfortable lounges, a home office, or even a playroom. The extended kitchen to the rear is a great additional space, providing a generous area to design a modern, functional kitchen that suits your culinary needs and lifestyle. The property's location is simply unbeatable. Situated just 2 minutes away from Padiham town centre, you'll have easy access to a variety of local amenities, charming shops, and delightful dining options. For those commuting or seeking more extensive amenities, Burnley town centre is just a 7-minute drive away, offering a broader range of facilities and conveniences.



Full description

Families will appreciate the home's proximity to three local high schools, making it an excellent choice for those with children. The well-placed location ensures that educational facilities, public transport, and major road links are all within easy reach, enhancing the property's appeal. This house is a renovator's dream, presenting a blank canvas with immense potential to add value and create a personalized space. Whether you're looking to modernize the interiors, reconfigure the layout, or enhance the property's original features, the possibilities are endless. Don't miss out on this fantastic opportunity to invest in a property with tremendous potential in a prime location. With its excellent positioning, generous living spaces, and the freedom to renovate to your heart's content, this property is a must-see for anyone looking to create their dream home or a lucrative investment. Seize the chance to make this charming house your own and unlock its full potential.





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FARDELLA



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FARDELLA

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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 



Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

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

