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2 South Drive, Padiham

Offers in Region of £260,000



## 2 South Drive

Padiham, Burnley

3-bed detached house in Padiham, blending traditional elegance with contemporary design. Spacious living areas, dining kitchen, conservatory, driveway, garage, and master bedroom with built-in wardrobes. Freehold tenure, convenient for amenities and transport links, ideal for families.

Council Tax band: D

Tenure: Freehold

- Detached
- Three bedrooms
- Downstairs shower room
- Driveway & Garage
- Conservatory
- Utility room
- Sought after location
- Freehold
- Dining kitchen
- Two reception rooms



**Entrance Hallway**

**Lounge**

14' 8" x 11' 11" (4.46m x 3.64m)

**Study**

11' 2" x 8' 2" (3.41m x 2.49m)

**Dining Room**

11' 11" x 10' 2" (3.64m x 3.10m)

**Conservatory**

12' 0" x 9' 5" (3.67m x 2.88m)

**Kitchen/Diner**

11' 3" x 10' 2" (3.43m x 3.10m)

**Utility**

7' 1" x 8' 2" (2.15m x 2.49m)

**Shower Room**

8' 2" x 3' 11" (2.50m x 1.19m)

**Landing**

11' 3" x 7' 3" (3.43m x 2.21m)

**Bedroom 1**

12' 0" x 11' 11" (3.65m x 3.64m)

**Bedroom 2**

11' 11" x 10' 10" (3.64m x 3.31m)

**Bedroom 3**

7' 9" x 8' 10" (2.36m x 2.70m)

**Bathroom**

9' 0" x 5' 8" (2.75m x 1.73m)



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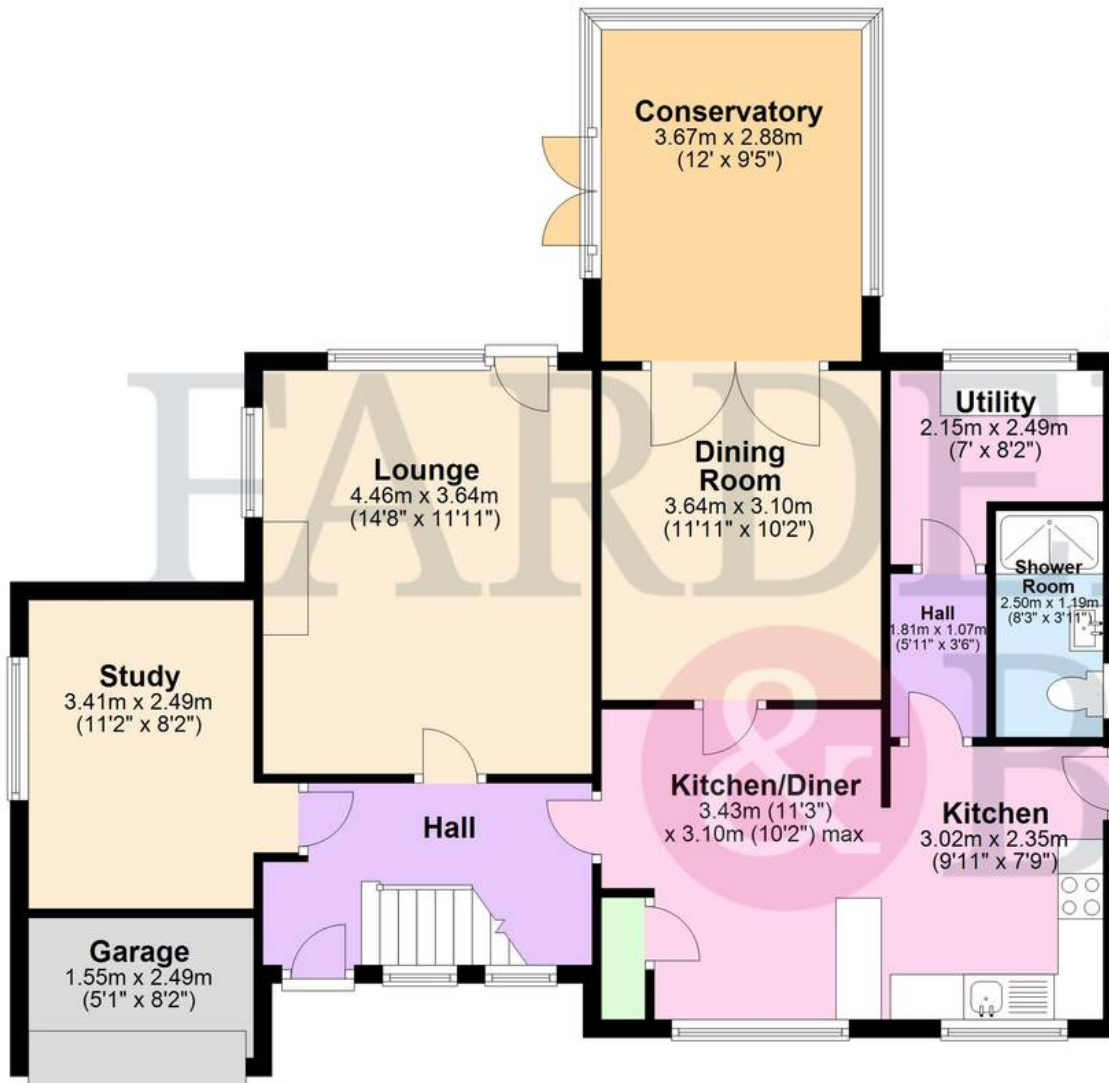
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## Ground Floor



## First Floor



Total area: approx. 135.8 sq. metres (1461.3 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn 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, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.

**2 South Drive**



### GARDEN

Garden to the front & rear of the property.

### DRIVEWAY

2 Parking Spaces

Tarmac driveway

### GARAGE

Single Garage

Single integral garage





## Fardella & Bell Estate Agents

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