



FARDELLA
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125 Whalley Road, Read
£450,000



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Read, Burnley

Impressive 3-bed detached house with character and potential, boasting countryside views. Spacious with 2 receptions, AGA kitchen, master downstairs. Expansive outdoor space with patio and deck, ideal for relaxation or dining. Secure fencing and wall boundaries, large stone-chipped area, and lush lawn. With detached garage, ample parking, and easy access points, this property offers a blend of practicality and natural beauty.

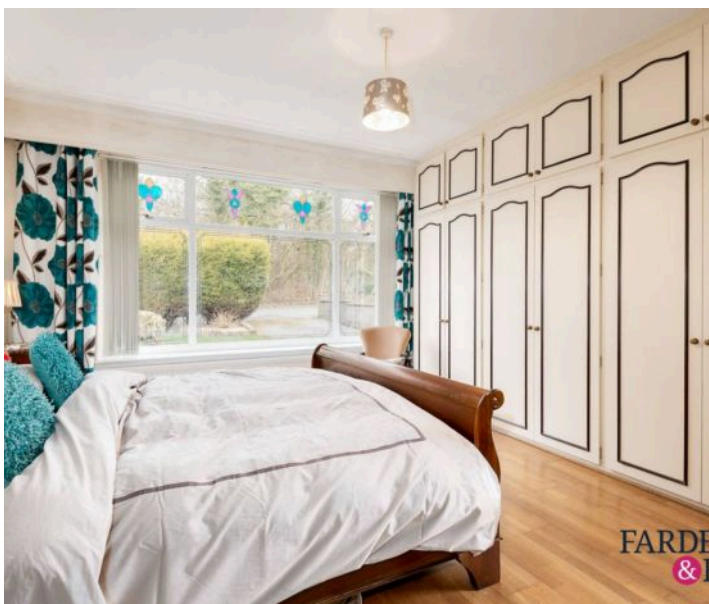
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Large plot in highly desirable location
- Open aspect views to the countryside from the rear
- Detached garage
- Parking for multiple cars
- Lots of potential for development - subject to relevant permissions being granted
- Decked area overlooking fields at the rear
- Three bedrooms - master downstairs
- Kitchen with AGA
- On main bus route
- Freehold
- Spacious entrance hallway
- Close to local amenities
- Lots of walks nearby
- Some renovation required



Hallway

Karndean flooring, ceiling light point, door with decorative stained glass window and surround, open balustrade staircase, radiator and picture rail.

Lounge - front aspect

Overlooking the front of the property this lounge features - fitted carpet, uPVC double glazed bay window, ceiling coving, electric fire with marble effect surround and hearth, TV point, uPVC double glazed window to the side aspect and radiator.

Kitchen

Laminate flooring, spotlights to the ceiling, uPVC double glazed window to the rear, uPVC double glazed window to the side, radiator, TV point, partially tiled walls, a mix of wall and base storage units, AGA oven, separate oven and gas hob, dishwasher point, wine holder, radiator, freestanding fridge / freezer, space for a dining table and chair and access to side aspect of the property via the side door and steps.

Master bedroom

Laminate flooring, fitted wardrobe storage, uPVC double glazed window, ceiling light point, radiator, TV point and vanity unit with sink and mixer taps.

Lounge / dining area - rear aspect

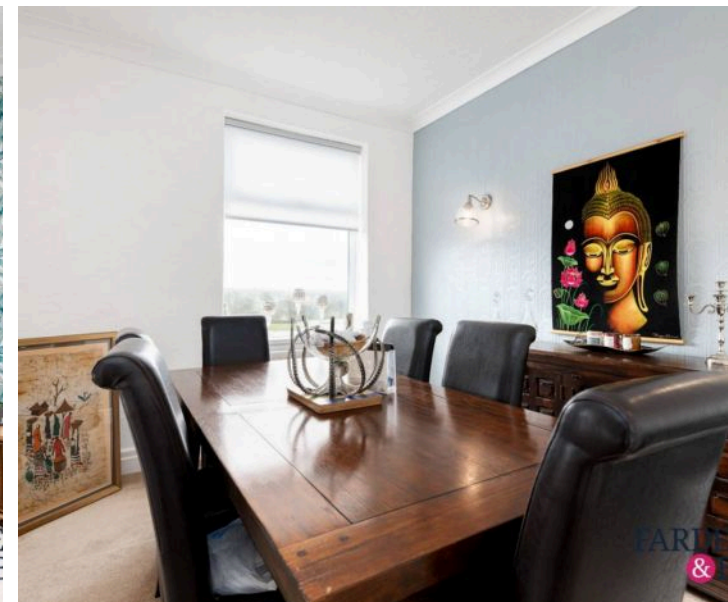
Fitted carpet, uPVC double glazed patio doors leading to decked area, TV point, side wall light points, uPVC window overlooking rear aspect from dining area, two radiators, gas fire and ceiling coving.

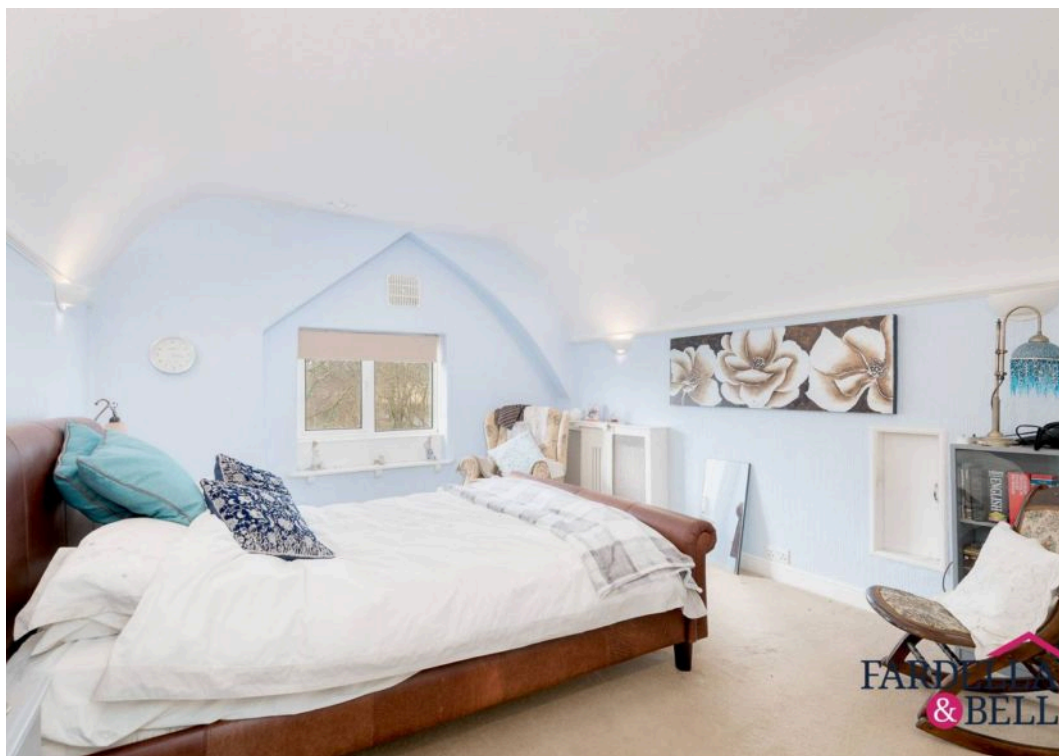
Bathroom - ground floor

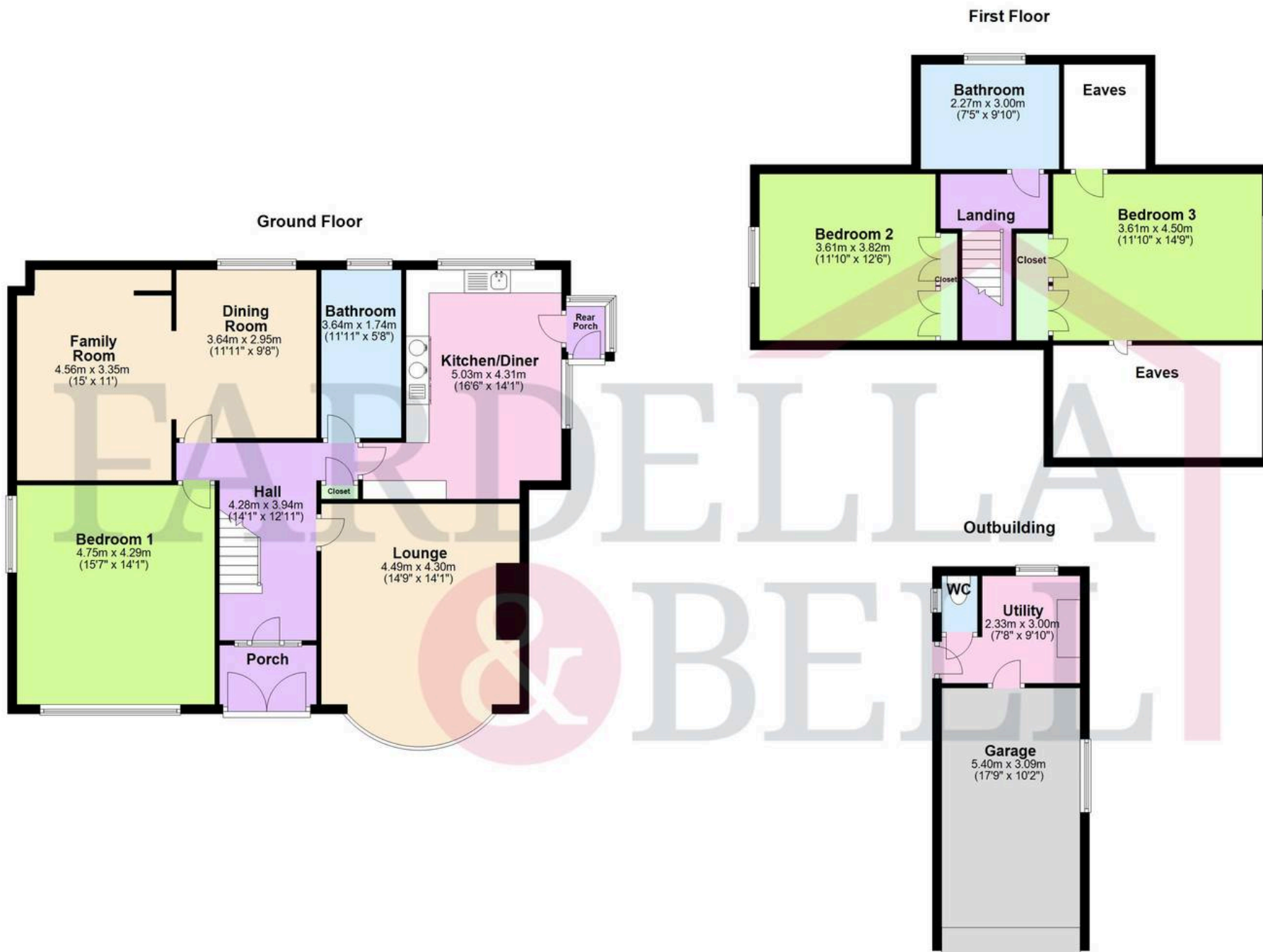
Fully tiled, bath with central chrome mixer tap, frosted uPVC double glazed window, chrome heated towel rail, spotlights to the ceiling, push button WC, pedestal sink with chrome mixer tap and large shower enclosure with mains fed shower.

First floor bedroom two

Fitted carpet, uPVC double glazed window on to side aspect, radiator, storage in the eaves, side wall light points and fitted storage.







Total area: approx. 178.2 sq. metres (1917.7 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.



REAR GARDEN

LARGE PLOT - Low maintenance and gorgeous open aspect views - Large patio area for sitting, raised decked area with lighting which can be accessed both via the rear lounge or steps from the garden, large stone chipped area, a mix of fencing and wall boundaries, access via both sides of the property, large tarmacadam driveway suitable for multiple cars and detached garage.

FRONT GARDEN

Two driveway access points allowing you to turn around if required, laid to lawn area, conifers to the front boundary for extra privacy and hedged and fenced boundaries.

GARAGE

OFF STREET

DRIVEWAY

EV CHARGING





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

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



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