

# PADIHAM ROAD, BURNLEY, BB12 6TA

[No CHAIN]



**SUBSTANTIAL PERIOD TERRACE / IMPRESSIVE STONE FAÇADE / FAMILY-SIZED OVER FOUR FLOORS / LARGE LAWNED GARDEN TO REAR** / Positioned within an exclusive row close to Ightenhill parkland, schools and amenities, this large bay-fronted terrace affords accommodation over four floors with excellent further potential and private lawned garden to the rear. **VIEWING ESSENTIAL TO APPRECIATE.**



**CLIFFORD SMITH  
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Positioned within a short terrace of substantial bay-fronted property, boasting an impressive stone façade located within close proximity of Ightenhill parkland. Well placed within walking distance of nearby shopping parade, including Spar shop with regular bus routes into both Burnley and Padiham town centres; and well regarded schools including Wellfield Primary School. Only a few minutes by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A large bay-fronted property position with this exclusive row of only four similar properties and affording generously proportioned accommodation over four floors. This family-sized residence offers excellent further potential where a programme of modernisation will be considered appropriate. A useful basement with further accessible spaces could provide further accommodation, and a large attic space could be reimagined also. The property retains many period features, boasting kerb appeal to the front and a large lawned garden to the rear which abuts open playing fields beyond. An appointment to view is highly recommended.

**BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO GOOD SIZED RECEPTION ROOMS, KITCHEN, USEFUL BASEMENT WITH FURTHER POTENTIAL, TWO DOUBLE-SIZED BEDROOMS TO FIRST FLOOR, FURTHER HOME OFFICE, BATHROOM, THIRD BEDROOM TO SECOND FLOOR WITH EXCELLENT FURTHER POTENTIAL, NEAT FORECOURT, ENCLOSED YARD TO REAR, FABULOUS LAWNED GARDENS ABUTTING LOCKYER PLAYING FIELDS BEYOND. VIEWING ESSENTIAL TO APPRECIATE.**

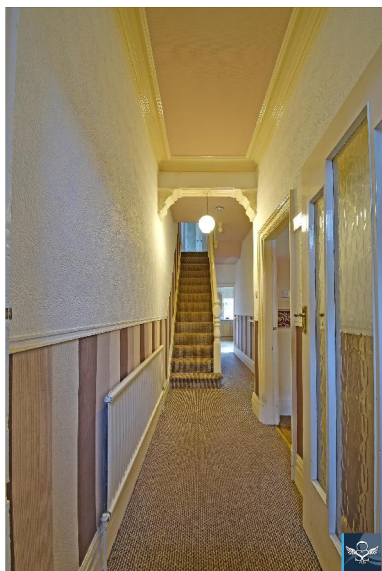
## The Accommodation Afforded is as follows:-

### Solid Timber Panelled Entrance Door

Having arched glazed panel over and opening into:-

### Entrance Vestibule

Inbuilt meter cupboard, coved ceiling with dado rail. Frosted glazed panelled door with glazed panel over opening into:-



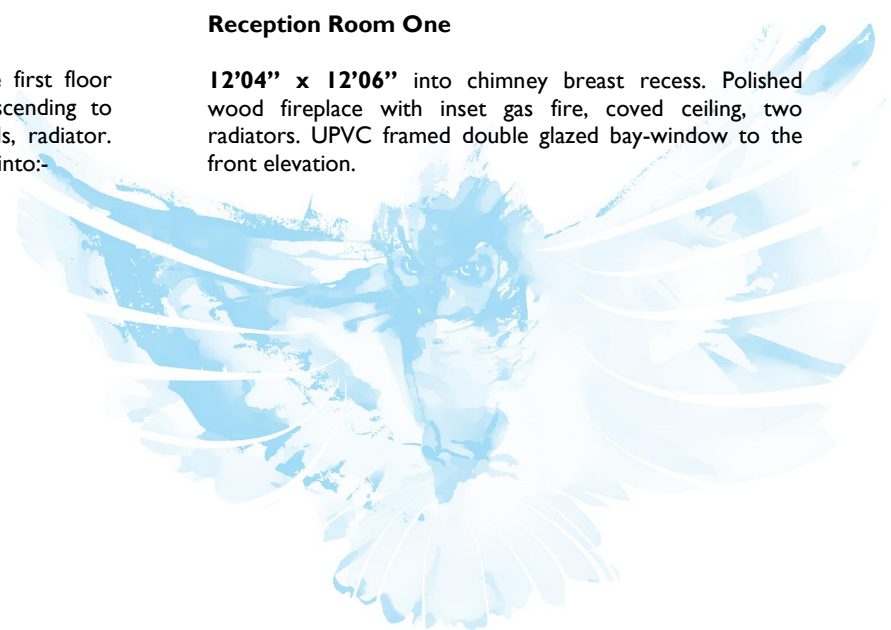
### Reception Hallway

Stairs with spindle balustrade ascending to the first floor level, understairs access with stone steps descending to basement, coved ceiling with decorative corbels, radiator. Panelled doors leading from hallway and opening into:-



### Reception Room One

12'04" x 12'06" into chimney breast recess. Polished wood fireplace with inset gas fire, coved ceiling, two radiators. UPVC framed double glazed bay-window to the front elevation.





### Reception Room Two

14'02" x 11'03" into chimney breast recess. Recess to chimney breast with shelving, coved ceiling, radiator, serving hatch to kitchen. UPVC framed double glazed window affording an elevated outlook over the rear garden.



### Kitchen

13'09" x 8'03" 1 1/2 bowl stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating oven / grill and four ring hotplate with concealed extractor hood over, co-ordinating worktops and part-tiled walls, radiator. Two UPVC framed double glazed windows and UPVC door with double glazed centre panel.

### Useful Basement

14'04" x 11'03" into chimney breast recess. Belfast-style sink with hot and cold supply, plumbing for washing machine, floor standing gas central heating boiler. UPVC framed frosted double glazed window. Access to further areas with timber hatch.



### First Floor Landing

Return spindle balustrade, stairs ascending to the second floor, radiator. Doors leading from landing and opening into:-



### Bedroom One

12'08" x 16'10" into chimney breast recess. Two UPVC framed double glazed windows to the front elevation, two radiators.

EPC: **E**

Tenure: Leasehold

Council Tax Band: C

Approximate Size: 2,346 Sqft

Disclaimer: In accordance with the Property Misdescriptions Act 1991 the following particulars have been prepared in good faith and are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent [where applicable] are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



### Bedroom Two

14'06" x 11'01" into chimney breast recess. Feature cast-iron fireplace, radiator. UPVC framed double glazed window affording an open outlook towards Lockyer playing fields at the rear.

### Box Room / Study

7'07" x 5'02" UPVC framed double glazed window to the side elevation, radiator.



### Bathroom

8'01" x 8'01" Three piece suite incorporating panelled bath, pedestal wash basin and low-level WC, combination radiator / towel rail. UPVC framed frosted double glazed window.

### Second Floor Attic Room / Bedroom Three

9'05" x 13'01" UPVC framed double glazed bay-window to the front elevation, inbuilt shelved storage to eaves recesses and access through to further attic area offering further potential.



### Outside

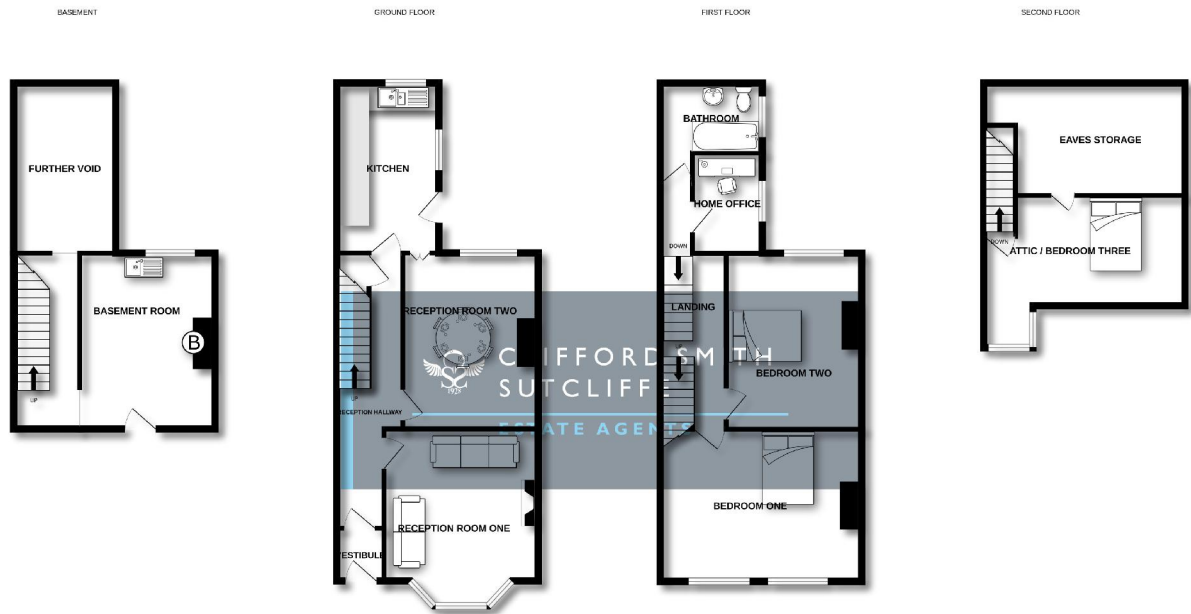
Neat forecourt with dwarf stone walling and timber gate, enclosed yard to the rear with store and WC. Access to an excellent side private lawned garden to the rear of the property, laid mainly to lawn with an abundance of mature trees and bushes abutting Lockyer playing fields to the rear.





**Services :**  
Mains supplies of gas, water and electricity.

**Viewing :**  
By appointment with our Burnley office.



THREE BEDROOM MID TERRACE HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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