

# Property Details

1, Rossall Close, Padiham,  
Burnley, Lancashire, BB12 7DQ

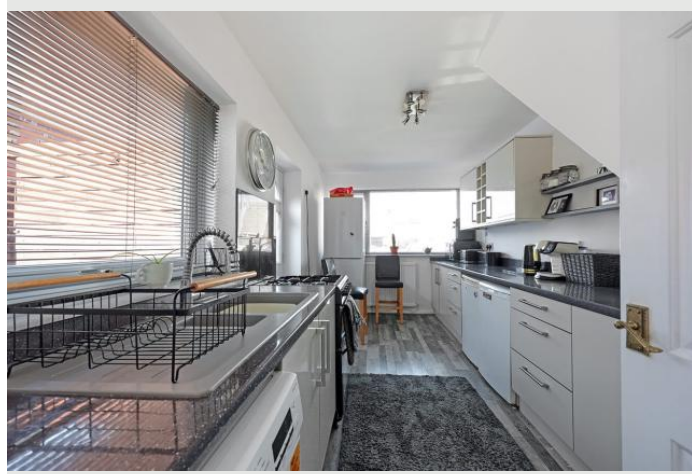
Offers Over **£175,000**





# Property Photos

1, Rossall Close, Padiham, Burnley, Lancashire, BB12 7DQ

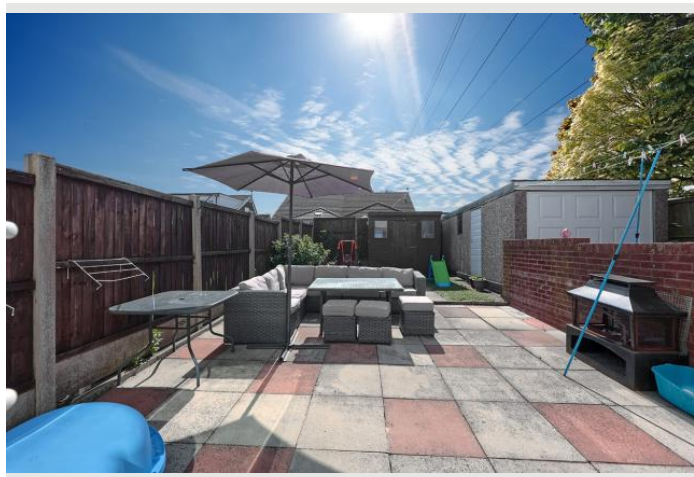


Creation Date  
12/05/2025



# Property Photos

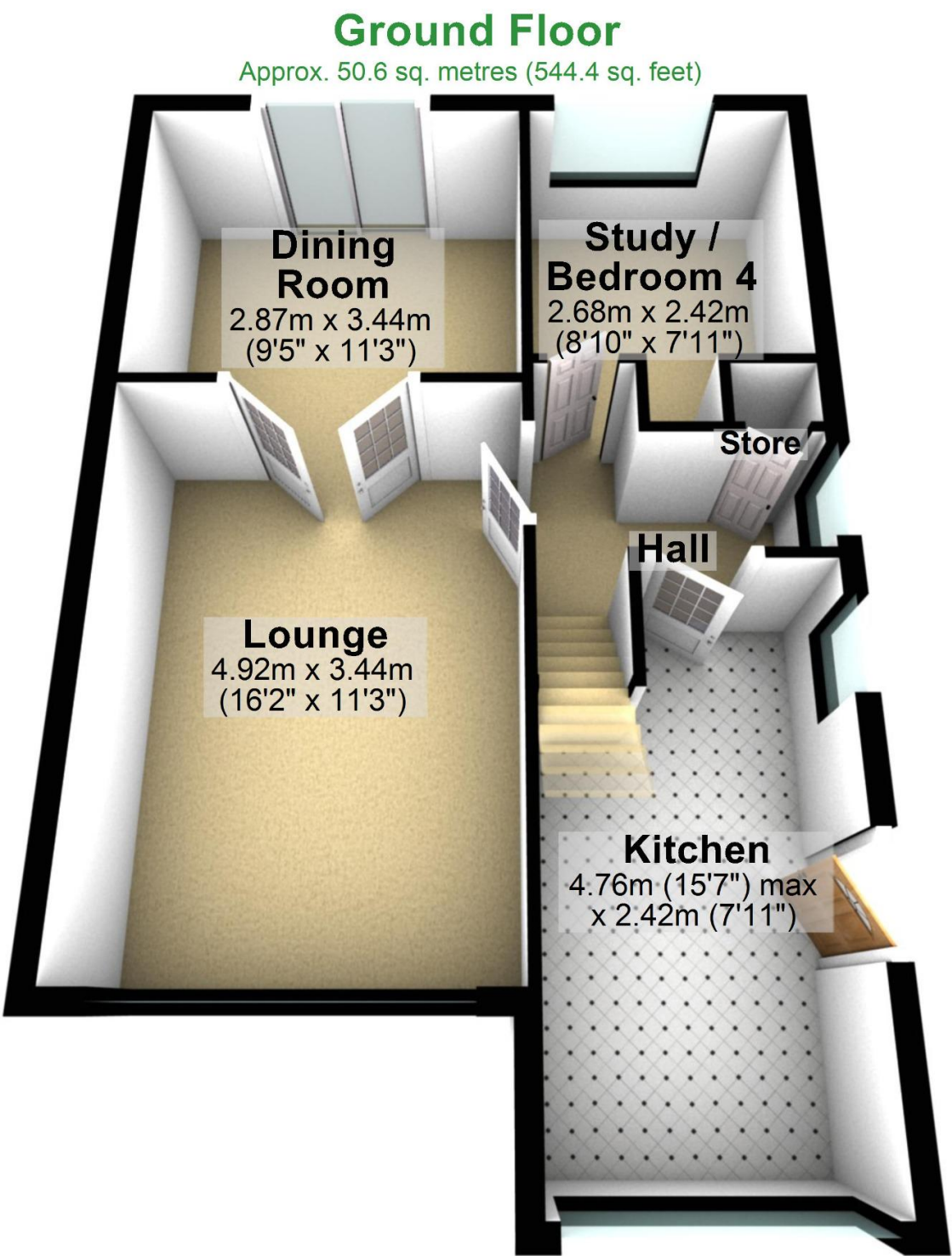
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# Property Floor Plans

1, Rossall Close, Padiham, Burnley, Lancashire, BB12 7DQ

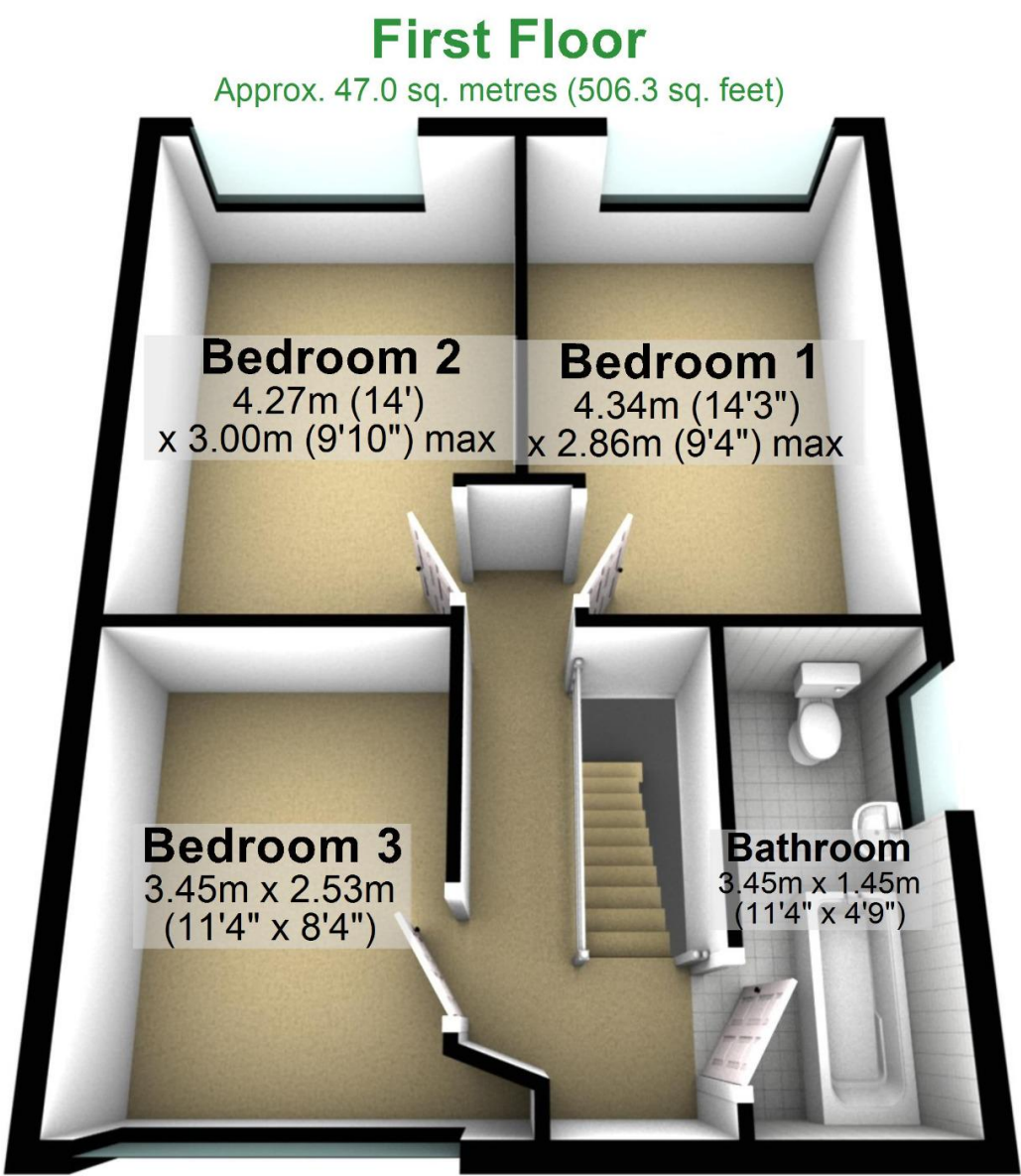


Total area: approx. 97.6 sq. metres (1050.7 sq. feet)



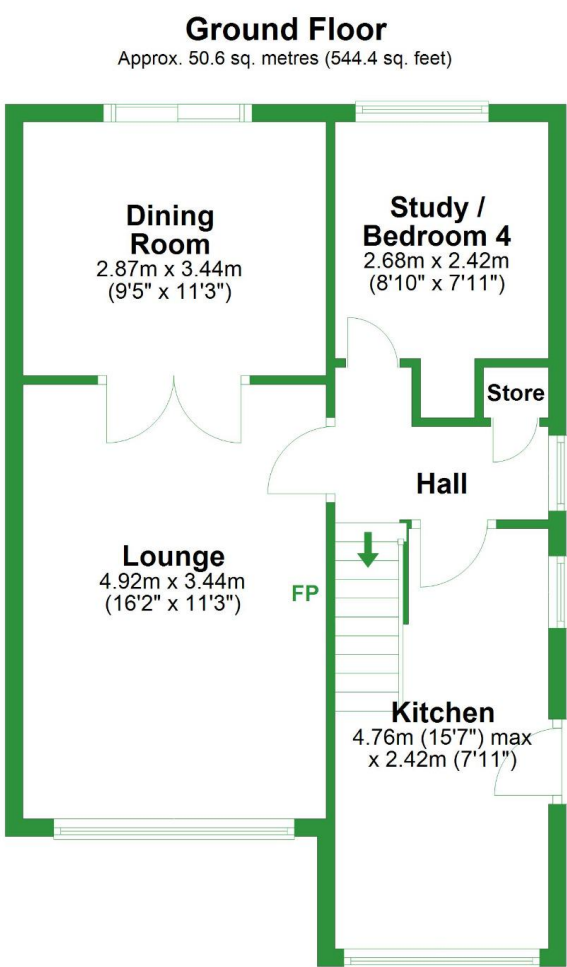
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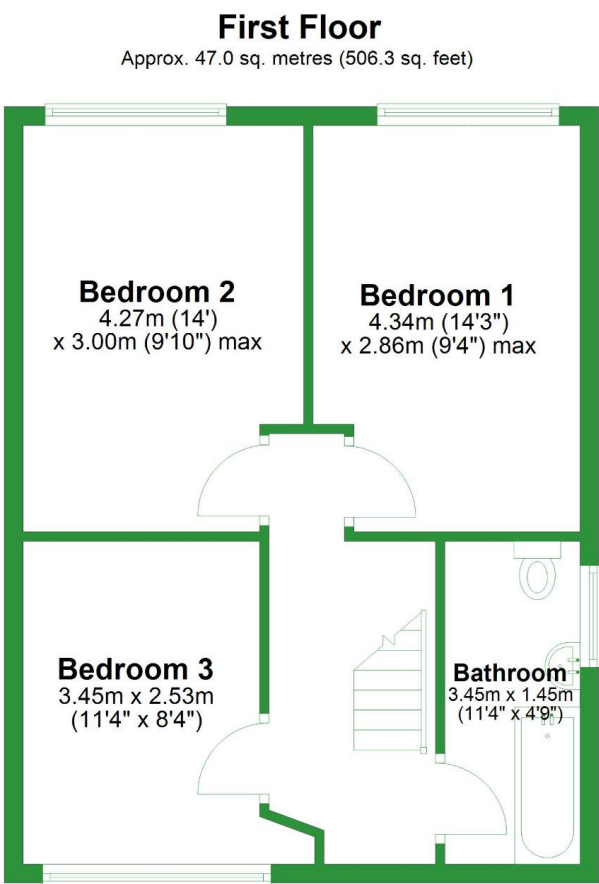
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# Property Floor Plans

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# Property Info

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| Property Type  |
|----------------|
| House          |
| Property Style |
| Semi-Detached  |
| Bedrooms       |
| 4              |
| Bathroom       |
| 1              |
| Receptions     |
| 2              |
| Tenure Type    |
| Freehold       |
| Floor Area     |
| 1050.7         |
| Agency Type    |
| Sole           |
| Parking        |
| Drive          |
| Type           |
| Sales          |
| Electricity    |
| Mains Supply   |



# Property Info

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| Water Supply               |
|----------------------------|
| Mains                      |
| Sewerage                   |
| Mains Supply               |
| Heating                    |
| Gas Central                |
| Broadband                  |
| FTTC, FTTP                 |
| Accessibility              |
| -                          |
| Restrictions               |
| -                          |
| Condition                  |
| -                          |
| Flooded In Last Five Years |
| No                         |
| Current Annual Ground Rent |
| -                          |
| Current Service Charge     |
| -                          |
| Rent Review Period (Year)  |
| -                          |

# Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Offers Over

Price

£175,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

# Property Features

1, Rossall Close, Padiham, Burnley, Lancashire, BB12 7DQ

## Feature 1

Quiet Cul-de-sac Location

## Feature 2

Four Bedrooms With One Currently Utilised As A Study

## Feature 3

Large Open Plan Lounge And Dining Room

## Feature 4

Rear Garden With A Patio Area And Garage

## Feature 5

Driveway And Garden To The Front Of The Property

## Feature 6

Close Proximity To Padiham Town Centre And Padiham Greenway



# Property Description

1, Rossall Close, Padiham, Burnley, Lancashire, BB12 7DQ

## Spacious Family Home in a Quiet Cul-de-Sac

Spacious Family Home in a Quiet Cul-de-Sac

### Key Features

- Quiet cul-de-sac location
- Four bedrooms, with one currently utilised as a study
- Large open plan lounge and dining room
- Front garden with driveway
- Rear garden with a patio area
- Garage to the rear for extra storage
- Close proximity to Padiham town centre
- Walking distance to Padiham Greenway
- Primary and secondary schools nearby
- Transport links nearby Access to M65, A56 and bus routes

Welcome to Rossall Close, Padiham a well-kept semi-detached home set in a peaceful cul-de-sac location. Inside, you'll find a large lounge that flows into the dining area, a bright kitchen, and a handy ground-floor study which could be used as a fourth bedroom. Upstairs, there are three further bedrooms and a modern family bathroom. The outside space includes a front garden and driveway, while the rear garden offers a lawn, a patio area perfect for sitting out, and a garage.

### From the Agent's Perspective:

This home offers great flexibility for families of all sizes. The downstairs study adds real versatility ideal for anyone working from home or needing an extra bedroom. The layout is practical and easy to live with. Being in a cul-de-sac means there's hardly any traffic, making it quieter and safer for children to play outside. With gardens front and back, a garage, and off-street parking, it's a great choice for anyone looking for a comfortable, well-located home.

### From the Client's Perspective:

#### Creation Date

**12/05/2025**

# Property Description

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We've really enjoyed our time here. In the three years we've lived at Rossall Close, it has suited us perfectly. The neighbours are friendly, and it's felt like a proper home. We're only moving because we're ready to downsize to something that fits our current needs. There are some lovely walks nearby.

## Additional Information

Tenure- Freehold

Council tax band - B

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Creation Date

**12/05/2025**