

Property Details

2, Patterdale Close, Reedley,
Burnley, Lancashire, BB10 2UQ

£475,000



Property Photos

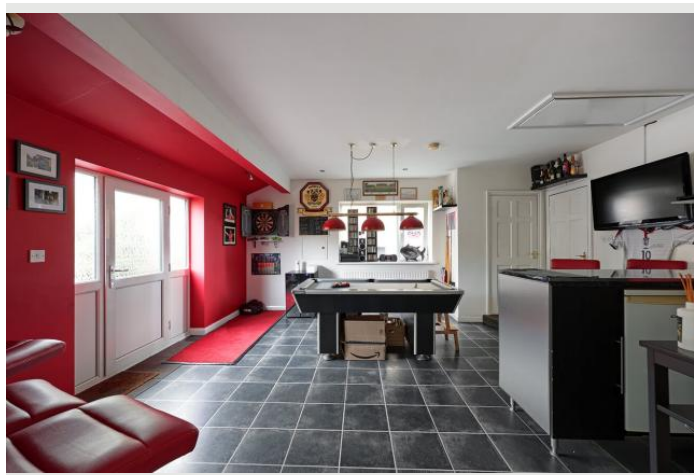
2, Patterdale Close, Reedley, Burnley, Lancashire, BB10 2UQ



Creation Date
14/08/2025

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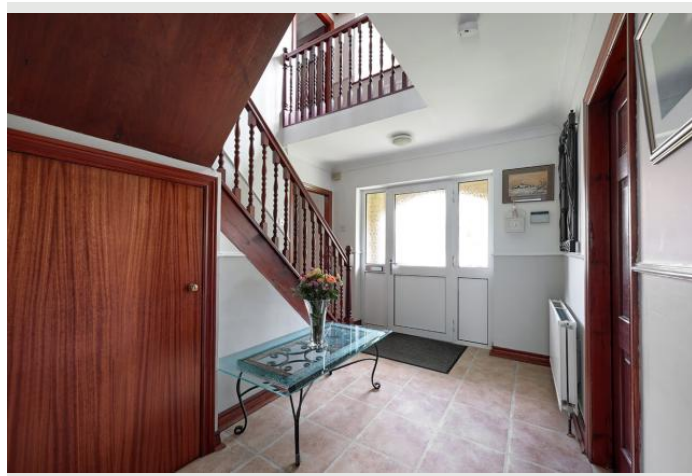
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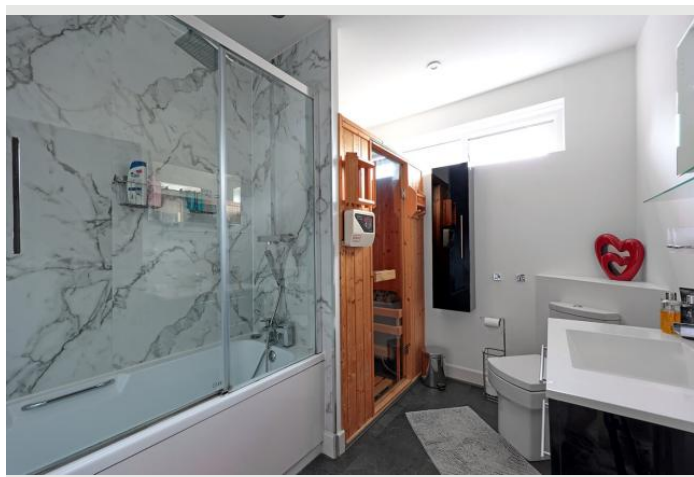
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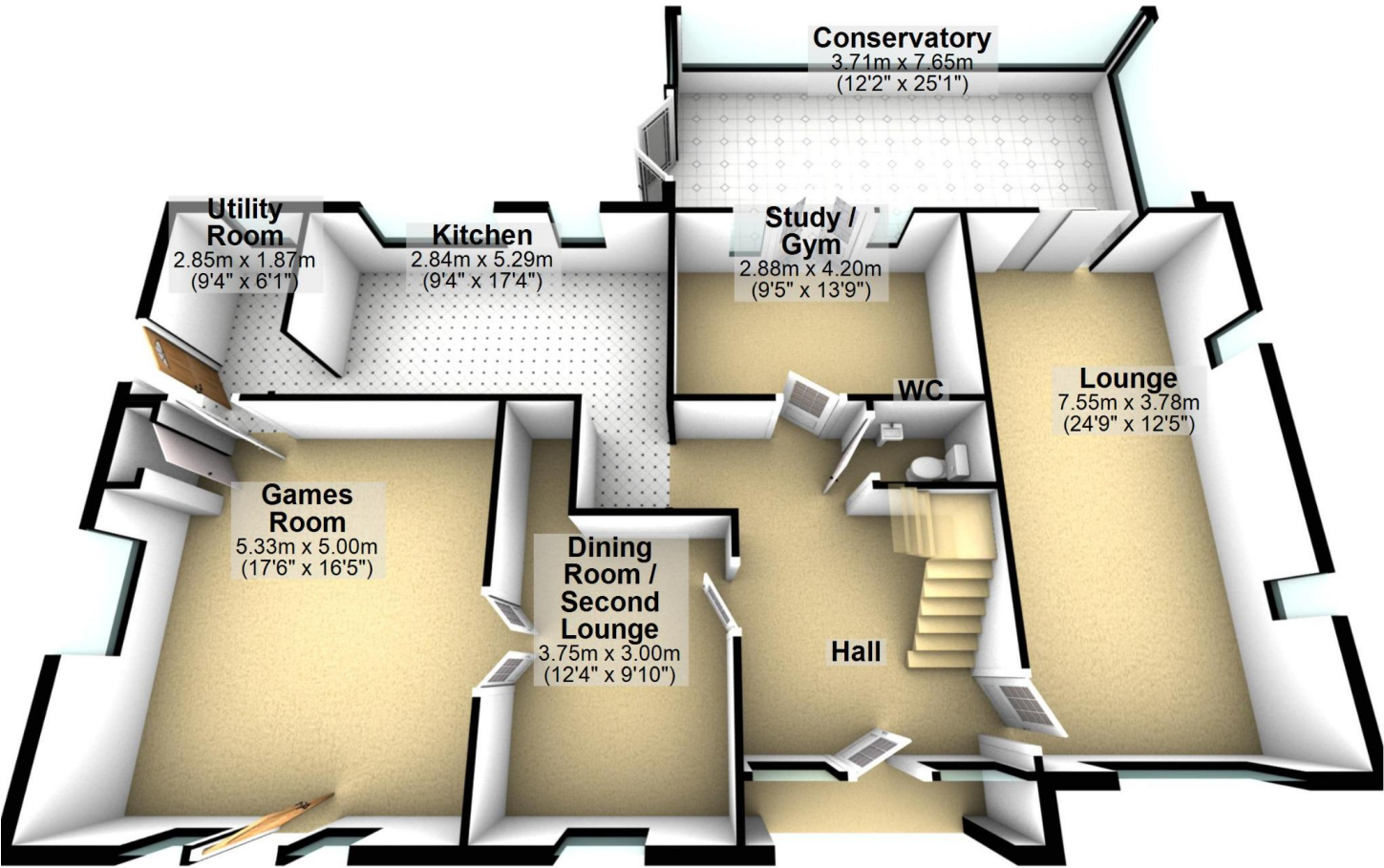
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Property Floor Plans

2, Patterdale Close, Reedley, Burnley, Lancashire, BB10 2UQ

Ground Floor

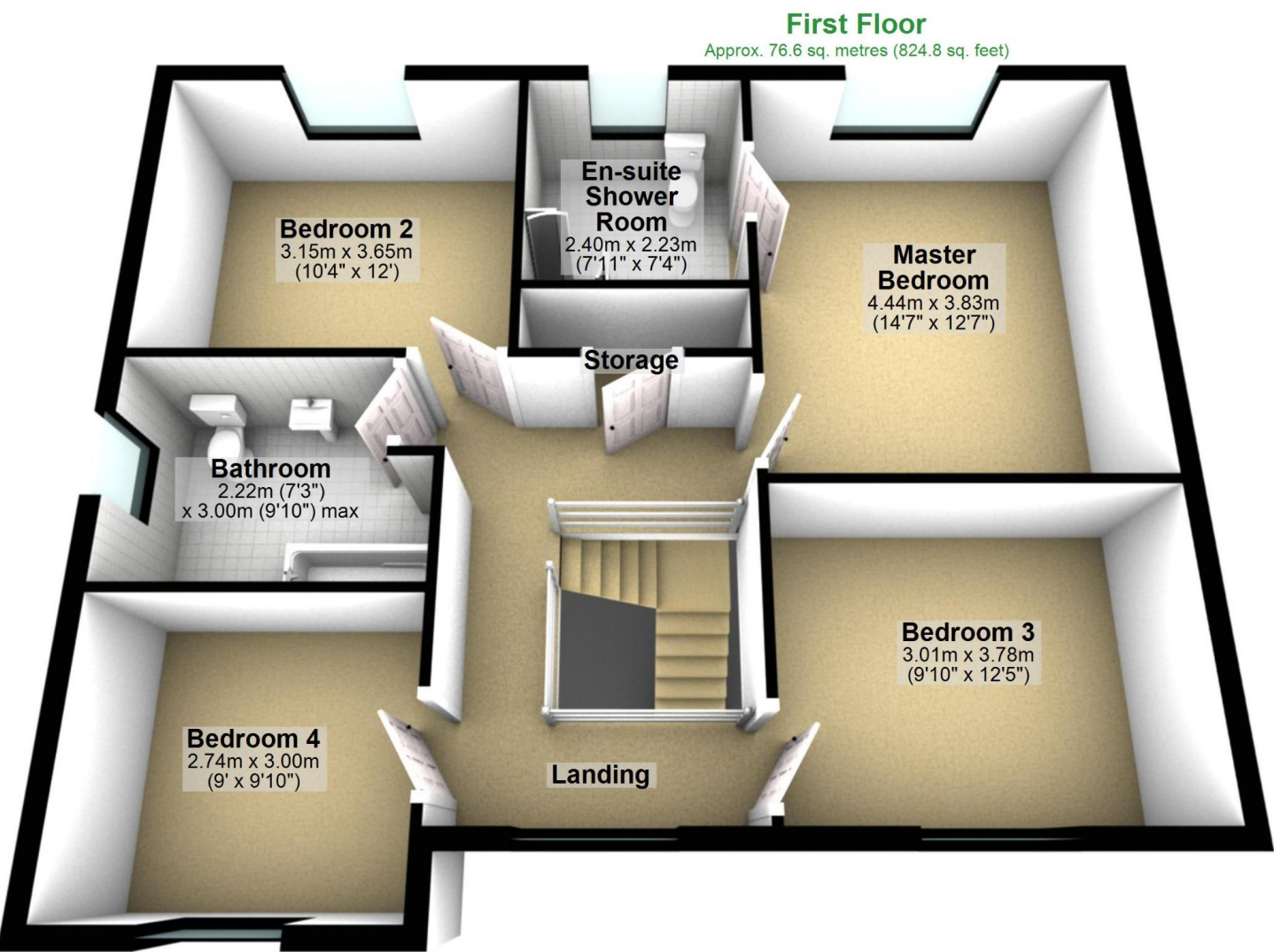
Approx. 153.6 sq. metres (1653.8 sq. feet)



Total area: approx. 230.3 sq. metres (2478.6 sq. feet)

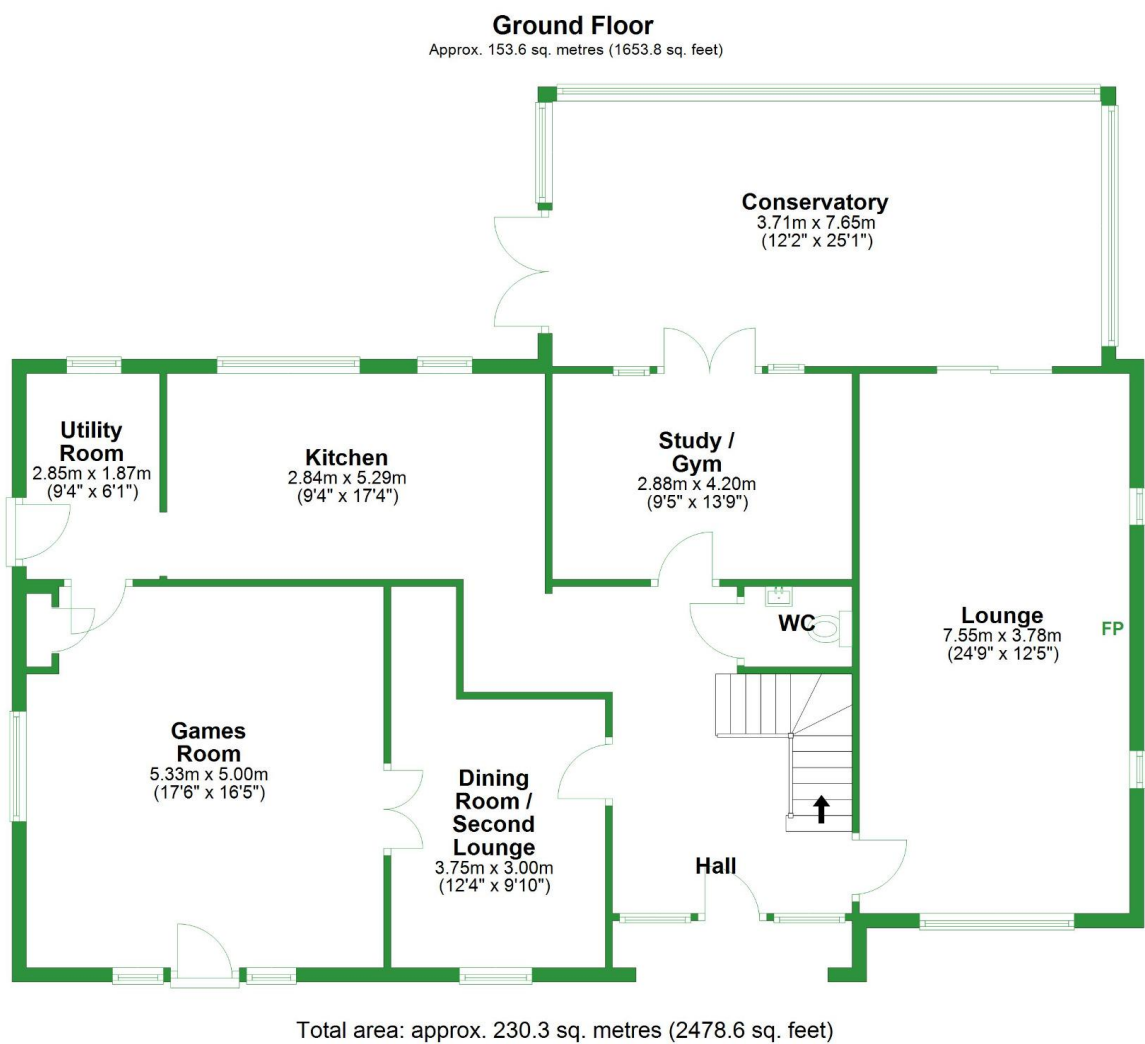
Property Floor Plans

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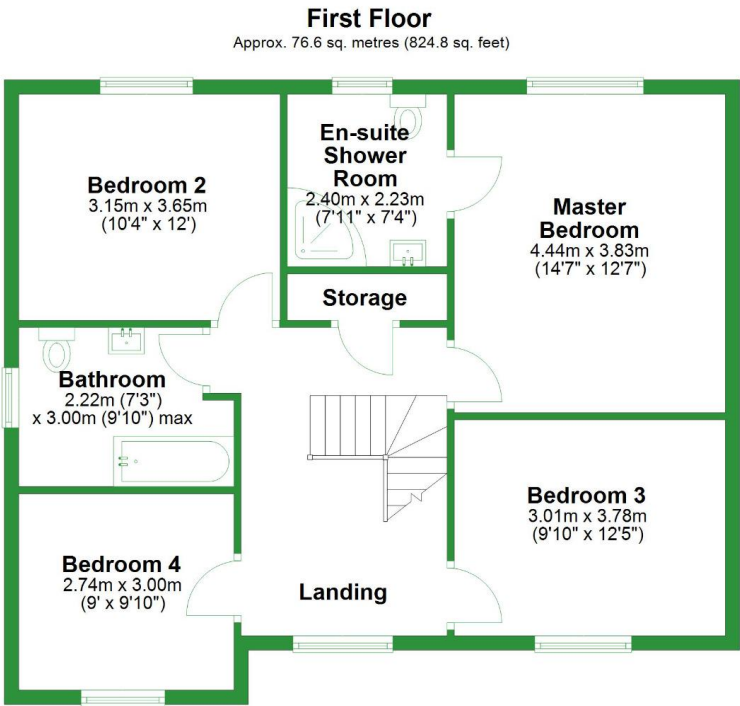
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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
4
Tenure Type
Freehold
Floor Area
2478.6
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
-
Price
£475,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

2, Patterdale Close, Reedley, Burnley, Lancashire, BB10 2UQ

Feature 1

Four Bedroom Detached Property

Feature 2

Multiple Reception Rooms

Feature 3

Large Private Rear Garden

Feature 4

Double Driveway To The Front With Electric Charging Point

Feature 5

Utility Room And Downstairs Wc

Feature 6

Main Bedroom With En-suite

Property Description

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Detached Family Home with Multiple Reception Rooms and Private Garden

Detached Family Home with Multiple Reception Rooms and Private Garden

Key Features

- Detached family home
- Main bedroom with fitted wardrobes and an en-suite
- Three further bedrooms with fitted wardrobes
- Multiple reception rooms
- Utility room and downstairs WC
- Large private rear garden with a decked balcony area
- Double driveway with electric charging point
- Quiet cul-de-sac location

This detached home on Patterdale Close is tucked away in a quiet cul-de-sac. Inside, you'll find a bright entrance hall, a spacious main lounge, and a second lounge that leads into a games room with its own bar area - ideal for entertaining. There's also a versatile study/gym which connects to a bright garden room currently used as a dining and sitting area. The kitchen sits alongside a useful utility room and a downstairs WC.

Upstairs, the main bedroom includes fitted wardrobes and an en suite with a shower. There are three more bedrooms, all with fitted storage, and a family bathroom that includes a built-in sauna. Two lofts provide extra storage space, both are boarded and fitted with lights.

Outside, the rear garden includes a decked balcony, a patio seating area with heaters, and a lawn at the bottom. There is also an external electricity supply in the garden. To the front, there's a neat lawn with shrubs, a driveway, an electric car charging point. The property also benefits from a security camera system for added peace of mind.

From the Agent's Perspective:

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This is a fantastic property for anyone looking for extra space, whether that's for entertaining, working from home, or simply enjoying comfortable family living. The layout works really well for a variety of lifestyles, and the peaceful location adds to its appeal.

From the Owner's Perspective:

We've loved living here for the past 23 years. It's been the perfect place to raise a family. The back of the house looks onto the woods, so it's always felt private and quiet. Now the children have grown up and moved on, it's time for us to downsize.

Additional Information

Tenure- Freehold

Council tax band - F

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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