

Property Details

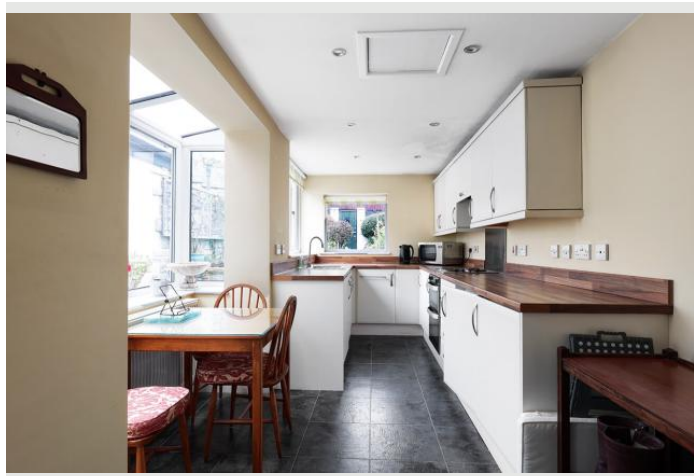
12 Whalley Road, Padiham,
Burnley, Lancashire, BB12 8JP

OIRO £189,950



Property Photos

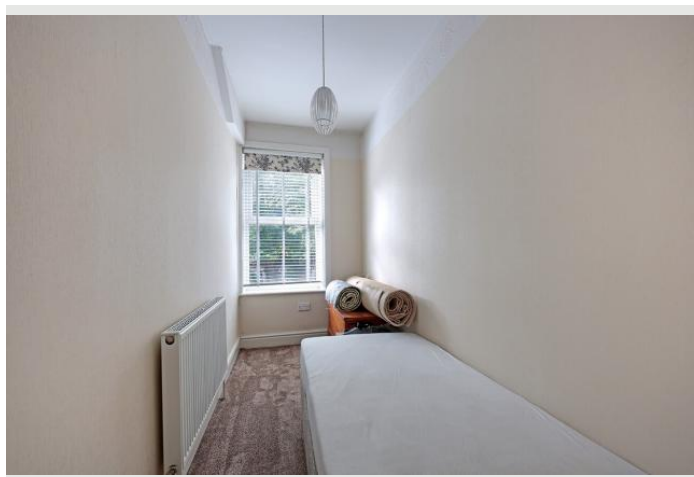
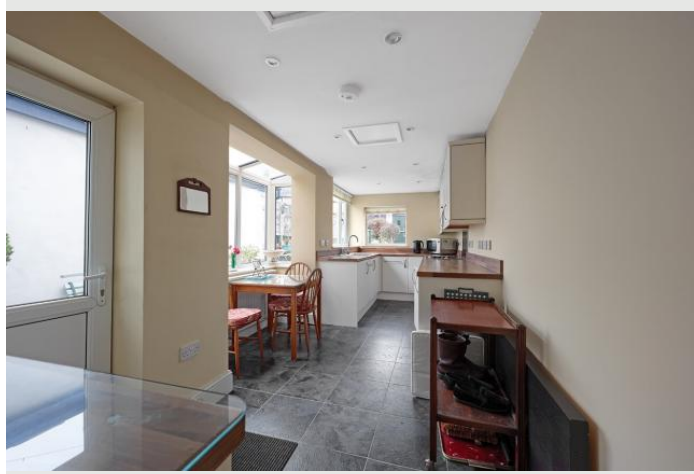
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Creation Date
07/10/2025

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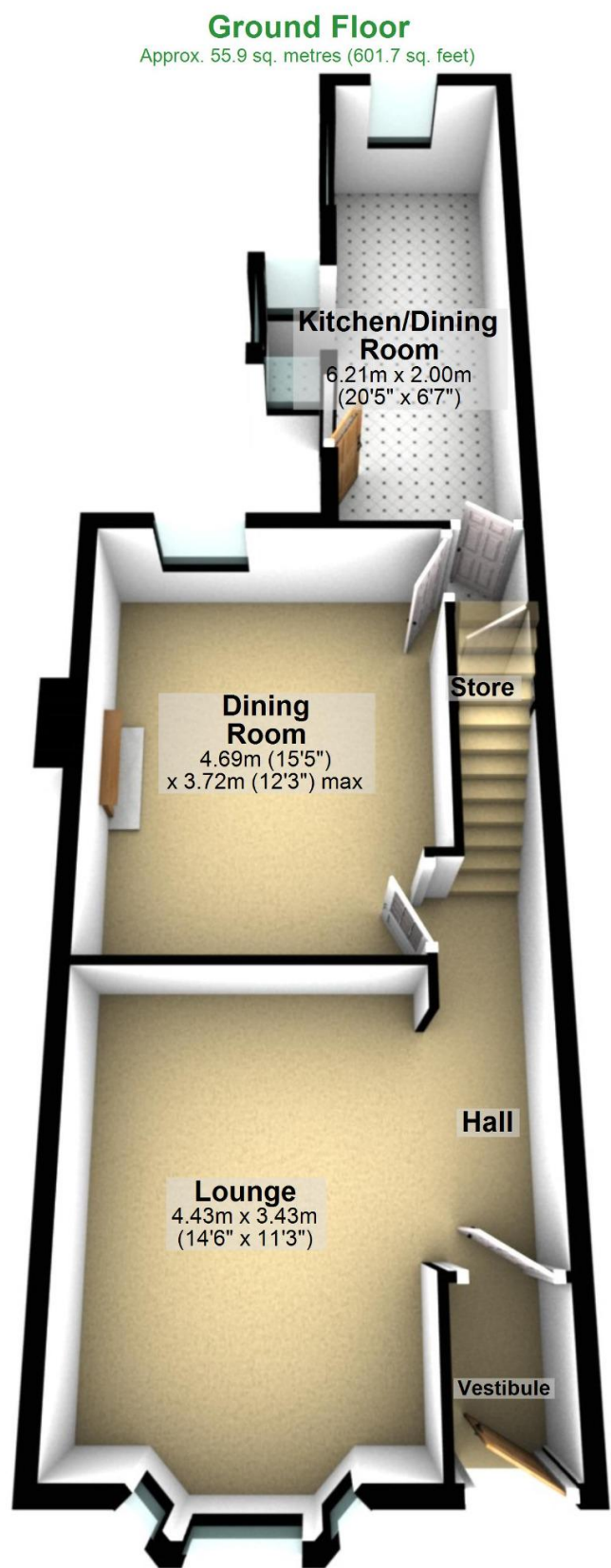


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Property Floor Plans

12 Whalley Road, Padiham, Burnley, Lancashire, BB12 8JP



Total area: approx. 102.5 sq. metres (1103.8 sq. feet)

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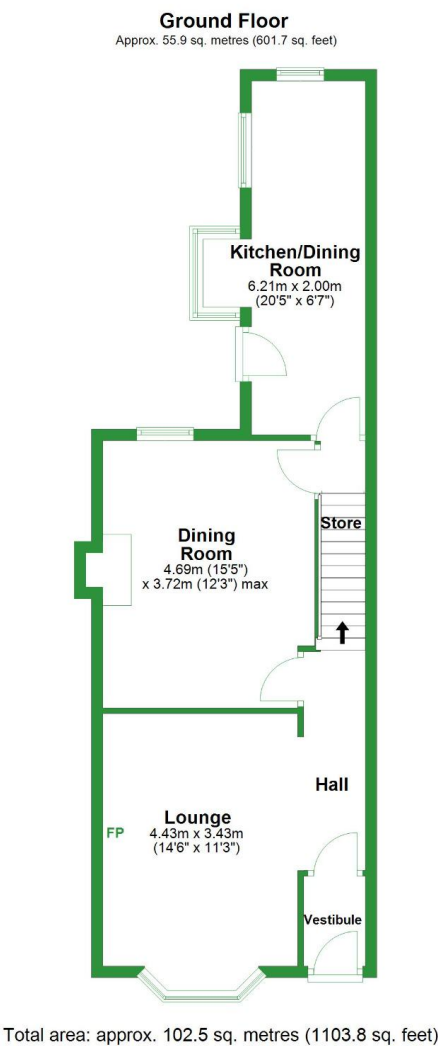
Property Floor Plans

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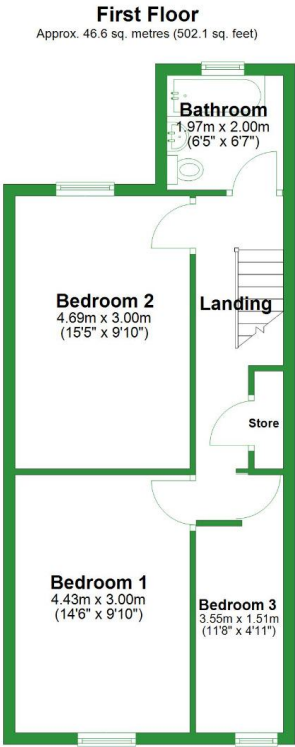
Property Floor Plans

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Property Info

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Property Type
House
Property Style
Terraced
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Leasehold
Floor Area
1103.8
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
7.5
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
OIRO
Price
£189,950
Land Size
-
Age of Property
-
Year Built
1880
New Home
No

Property Features

12 Whalley Road, Padiham, Burnley, Lancashire, BB12 8JP

Feature 1

Three Bedroom Mid Terraced

Feature 2

Original Features Throughout

Feature 3

Garage For Storage Or Parking

Feature 4

Private Rear Garden

Feature 5

Two Reception Rooms

Feature 6

Bright Kitchen Dining Room To The Rear

Feature 7

Within Walking Distance To Amenities

Feature 8

Great Location For Transport Links

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Property Description

12 Whalley Road, Padiham, Burnley, Lancashire, BB12 8JP

Three-Bedroom Mid-Terrace with Generous Living Space and Garage

Three-Bedroom Mid-Terrace with Generous Living Space and Garage

Key Features

Three bedrooms, two with fitted wardrobes

Two reception rooms

Kitchen/dining room with integrated appliances

Private patio with garden shrubs and access to garage

Original features throughout the house

Chain free

Local primary and secondary schools nearby

Shops, supermarkets, cafes, and restaurants within walking distance

Close to parks, leisure facilities, and the Padiham Greenway for walking and cycling

Good transport links to Burnley and the surrounding areas

12 Whalley Road, Padiham is a mid-terrace property full of character and space. Inside, the large lounge at the front features a lovely bay window, creating a bright and welcoming feel. The separate dining room comes with a fireplace, adding warmth and charm, while the spacious kitchen/dining area at the rear includes integrated appliances and is perfect for everyday living. Upstairs, there are three bedrooms, two with fitted wardrobes, and a family bathroom.

Outside, the private rear patio has shrubs and plants and gives access to the garage, while at the front, there is a neat forecourt garden. Original features can be found throughout the home, adding to its character and appeal.

From the Agent's Perspective:

This home offers generous living space with a practical layout that works well for everyday life. The original features, outdoor space, and garage all add to its appeal and make it a great option for buyers looking for character and convenience.

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The location is another big plus you're close to shops, schools, cafes, and transport links, making it ideal for families and anyone wanting easy access to the town centre. Being chain-free also makes it a straightforward move for the right buyer.

From the Client's Perspective:

12 Whalley Road has been the Ashworth family home for over 100 years, spanning 4 generations. While still retaining many of its original features, time has not stood still. Gas lighting, and range cooking gave way to electric, the open fires were supplemented by storage heaters then by gas central heating, and in 2016 the kitchen was remodelled, the central heating renewed and the house completely rewired. Now it's ready for someone else to make it their own.

Additional Information

Tenure- Leasehold, 854 years remaining, 7.50 ground rent.

Council tax band - C

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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