

Because life is

Petty<sup>TM</sup>  
Real

53 Kings Drive  
Padiham  
Burnley  
BB12 7DF



## For Sale

- Semi-Detached House.
- Three Bedrooms.
- Deceptively Large Reception Room.
- Perfect For A Growing Family.
- Seamless Travel Links To Major Motorways.

## Offers Over £174,950

- Close To Local Bus Routes & Train Routes.
- Close Links To Local Primary & High Schools.
- EPC: TBC.
- Council Tax Band: B.
- Freehold.



Welcome to Kings Drive, Padiham! This charming three-bedroom semi-detached home offers more than meets the eye and truly needs to be seen to be fully appreciated.

As you enter through the front door, you'll immediately notice the generous reception room to your left. This expansive space, measuring over 7 meters in length, is ideal for hosting gatherings, family events, or simply relaxing with loved ones.

Continuing through the reception room, you'll find the dining room, part of a single-story extension. Sliding doors here open up to the rear garden, seamlessly blending indoor and outdoor living.

Back in the hallway, you'll find the kitchen—a well-sized area perfect for meal preparation. Adjacent to the kitchen, the extension includes a utility room and a convenient downstairs W/C.

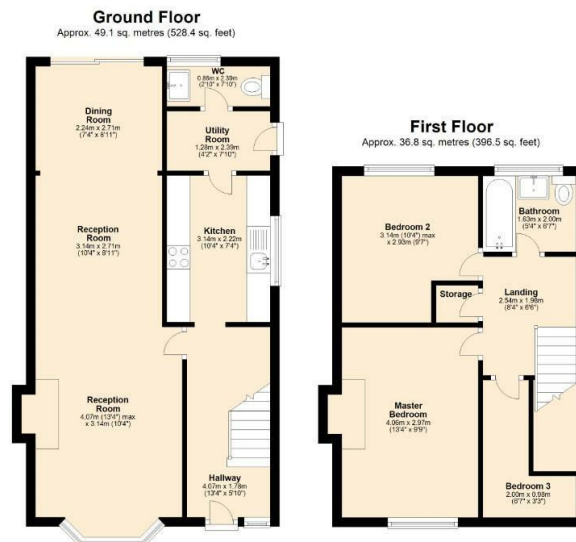
Heading up to the first floor, the master bedroom awaits at the front of the property. This spacious room offers ample room for various furniture arrangements and personal touches.

Next, you'll find what is currently used as bedroom three. This cozy room is ideal for a child's bedroom or a home office, offering single proportions that make it versatile and functional.

At the rear of the house on the first floor is bedroom two. This room comfortably accommodates a double bed and provides space for additional free-standing furniture.

Finally, the family bathroom completes the first floor, featuring a toilet, sink, and a bath with a shower.

This property offers a blend of spacious living areas and practical features, making it a fantastic choice for a variety of living needs.



Total area: approx. 85.9 sq. metres (924.9 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

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[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)