

Because life is

Petty  
Real™

13 River Drive  
Padiham  
Burnley  
BB12 8SE



For Sale

Offers Over £260,000

- Detached
- Three Bedrooms
- Amazing Attic Space
- New Kitchen
- Open Plan Living

- Large Garden
- Close to Amenities
- Quiet Area
- Freehold
- EPC Rated C



Nestled on a quiet residential street in Padiham, this delightful 3-bedroom detached house offers a perfect blend of comfort and convenience. Ideally located close to local amenities and the picturesque Gawthorpe Hall, this property is perfect for families or those seeking a peaceful retreat.

The front of the property features a well-maintained lawn and a driveway with space for two cars. Additionally, a garage provides extra parking or valuable storage space.

Enter through a welcoming front porch into a spacious hallway that flows seamlessly into a large open-plan living area. The living space is bright and airy, enhanced by French doors that flood the dining area with natural light. The living area also provides access to a cozy conservatory, perfect for enjoying the garden views all year round. The recently fitted kitchen is both stylish and functional, complete with modern appliances and a practical layout that leads to a small utility room. Here, you'll find a convenient W/C, basin, and washing machine.

Upstairs, the family bathroom awaits with a three-piece suite featuring a corner bath. Two double bedrooms at the rear of the house offer peaceful views of the garden, while a further single bedroom provides versatile space for a child's room or home office.

The star of the home is the attic, accessed via stairs from the first floor. This unique space is thoughtfully designed with two built-in single beds, room for two desks, and a cozy living area. With electricity and windows, it's a versatile space ready to be tailored to your needs.

To the rear, a mature garden invites outdoor enjoyment, with a large lawn and a flagged area that's perfect for al fresco dining.

This property offers a fantastic opportunity to enjoy a well-appointed home in a sought-after location. Don't miss out on making it your own!



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

T.

[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)