Petty Real

13 River Drive Padiham Burnley **BB12 8SE**









For Sale

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

Offers Over £260,000

- 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.

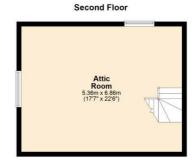
The star of the home is the attic, accessed via stairs from the first floor. This unique space is thoughtfully designed with two built-in single beds, room for two desks, and a cozy living area. With electricity and windows, it's a versatile space ready to be tailored to your needs.

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!













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