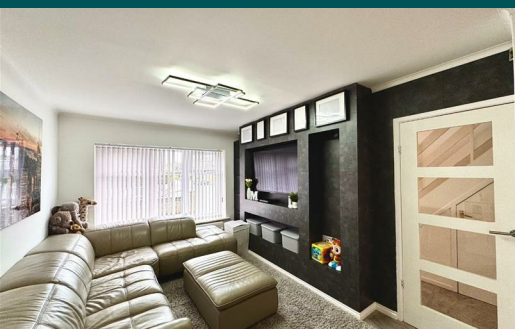


Because life is

Petty  
Real™

82 Cambridge Drive  
Padiham  
Burnley  
BB12 7DD



For Sale

Offers In The Region Of £209,950

- Semi Detached House.
- Four Bedrooms.
- Master Bedroom En-Suite.
- Stunning Reception & Dining Room.
- High Finish Kitchen.

- Quiet Location.
- Situated On A Bus Route.
- EPC Rating TBC.
- Council Tax Band: C.
- Freehold.



Welcome to Cambridge Drive, Padiham, a beautifully designed four-bedroom semi-detached home, ideal for families looking to upsize. Located in a sought-after area, this property combines modern features with ample living space, making it perfect for comfortable family living.

As you step into the spacious hallway, the generous layout of the home becomes immediately apparent. To the right is the open-plan reception room, seamlessly connecting the living area to the dining space. This versatile room is bathed in natural light and offers an inviting atmosphere, ideal for both family time and entertaining. The modern kitchen, with plenty of storage and high-end finishes, is equipped with integrated appliances including an oven and microwave, making meal preparation effortless.

Continuing on the ground floor, a practical utility room leads to a bright conservatory overlooking the back garden, a lovely outdoor space for relaxation and family activities. An additional utility room next to the kitchen provides further convenience and access to the garage, ensuring no shortage of storage. The spacious and well-organized ground floor layout perfectly suits a busy family lifestyle.

Upstairs, the master bedroom is a standout feature, located over the garage and utility extension. This spacious room includes a luxurious four-piece en-suite bathroom, offering a private and peaceful retreat. Along the landing, you'll find the family bathroom with a modern three-piece suite featuring a shower, toilet, and sink. The second bedroom, overlooking the front of the property, is a generously sized room, perfect for freestanding furniture. The third bedroom, with views of the rear garden, is an excellent space for a child or teenager, while the fourth bedroom, of single proportions, would work well as a young child's room or a home office.

The front of the property has been thoughtfully transformed into a multi-car driveway, ensuring plenty of parking space.



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

**Cambridge Drive, Padiham**



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.

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