



## 485 Padiham Road

Burnley, Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Freehold Tenure
- Three Bedrooms
- Two Reception Rooms
- Utility Room & Study
- En-Suite Shower Room
- Council Tax Band D
- Popular Location
- EPC: D



### Property Description

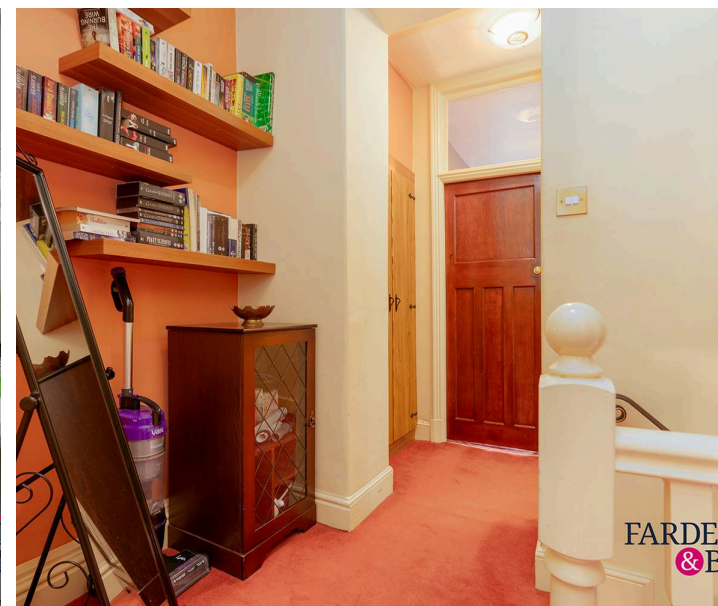
This charming three bedroom home offers a wonderful balance of character and practicality, with generous living space throughout. The standout living room features original exposed beams, creating a warm and inviting setting for everyday life and entertaining. A separate dining room, well arranged kitchen and useful utility room add to the home's functionality, while a dedicated study provides ideal space for working from home. Upstairs, three well proportioned bedrooms are complemented by two bathrooms, offering flexibility for modern living. Outside, the private garden includes both patio and lawn areas, perfect for relaxing or hosting in the warmer months. With approximately 139 sq m of space, this is a welcoming home full of charm and versatility.



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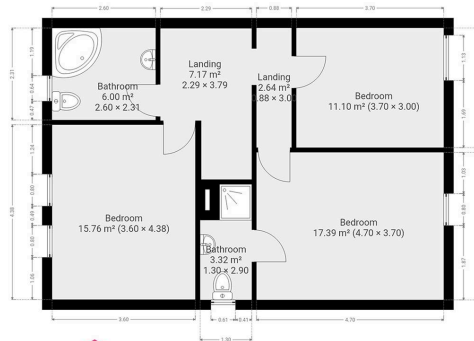
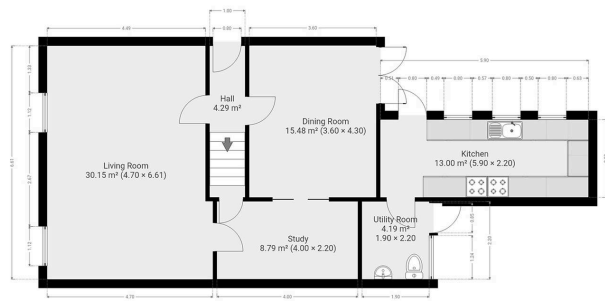
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GARDEN



Total Property Area: approx - 139 Sq Meters (1,496.18 Sq Feet)


This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including site area floor area), coverages and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Fardella & Bell Estate Agents

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