



1 Greenbrook Close

Burnley

A beautifully presented family home, positioned in the popular Lowerhouse area, close to well-regarded schools, local amenities and convenient transport links. Padiham town centre is around 5 minutes away, with Burnley town centre approximately 7 minutes by car, making this a great choice for families, upsizers and those looking for a long-term family home. Internally, the property offers a welcoming entrance porch, spacious living room, separate second reception room and a modern fitted kitchen with breakfast bar seating and French doors leading out to the garden. The home also benefits from gas central heating and UPVC double glazing throughout.

To the first floor are three well-presented bedrooms and a stylish family bathroom fitted with a modern white suite.

Externally, the property enjoys a large driveway providing excellent off-road parking, a neat front lawn and a fantastic low-maintenance rear garden with paved patio, raised decking and artificial lawn. There is also a useful side utility room with plumbing facilities, ideal for laundry appliances, storage or everyday household needs.

Council Tax Band B > Leasehold tenure - 956 years remaining > £35 annual ground rent



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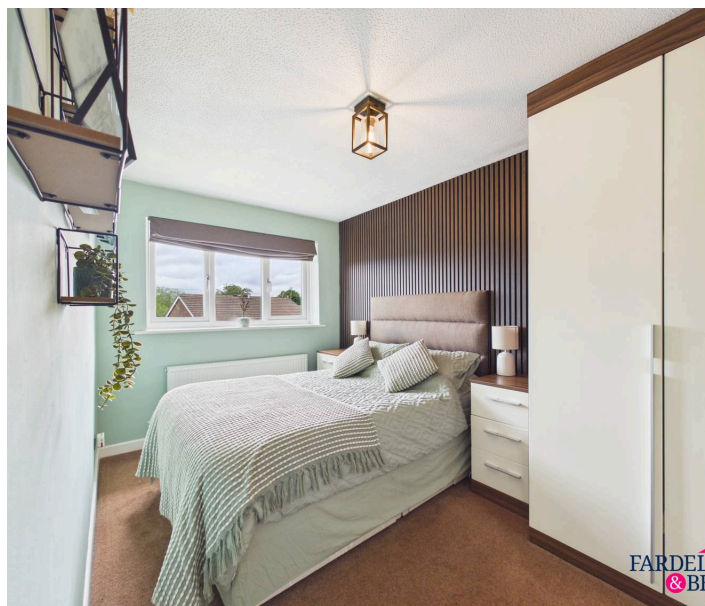
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Ground Floor

The property opens into a welcoming entrance porch with a front-facing window and decorative glazed door, leading into a spacious and beautifully presented living room. This generous reception space enjoys a large front window, recessed ceiling spotlights, feature fireplace and open staircase rising to the first floor. A separate second reception room provides excellent flexibility as a snug, dining room, playroom or home office, finished with a feature wall and modern styling. The kitchen is fitted with sleek handleless units, wood-effect work surfaces, integrated oven and microwave, gas hob, tiled splashbacks and useful breakfast bar seating. French doors open directly out to the rear garden.

First Floor

To the first floor, the landing is bright and well kept, with neutral décor, window light and access to the loft. There are three bedrooms, each well presented and thoughtfully styled. The main bedroom benefits from fitted wardrobes and a modern feature wall, while the second bedroom offers another comfortable double space with fitted furniture. The third bedroom is currently arranged as a child's room and would also suit a nursery or office. Completing the accommodation is a stylish family bathroom, fitted with a modern white suite, vanity storage, WC, bath with shower over, glass screen, chrome towel radiator and marble-effect wall panelling.





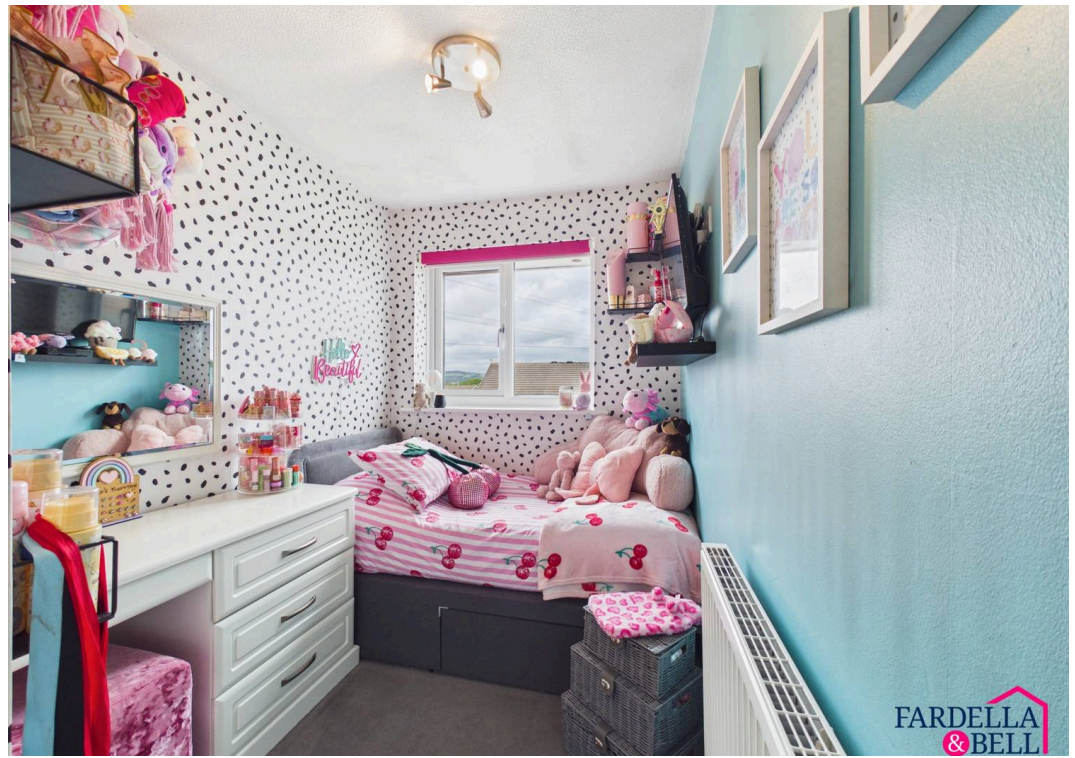
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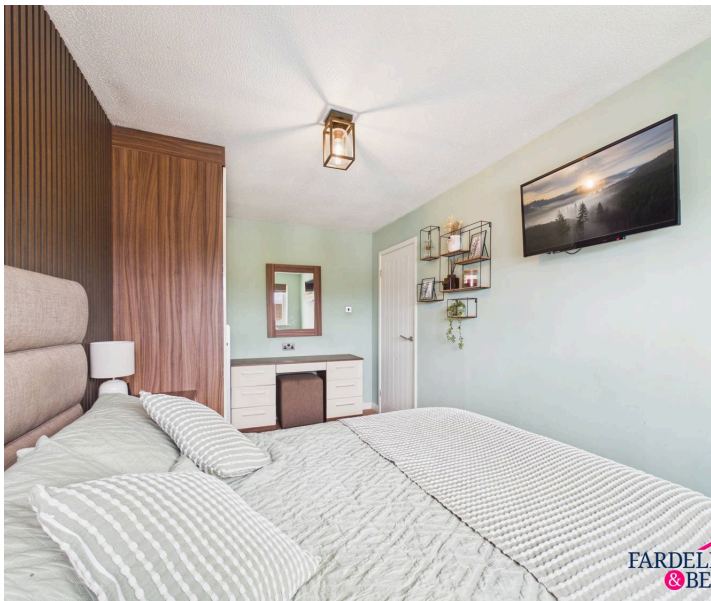


GARDEN

Externally, this property continues to impress, offering a generous frontage with a large tarmac driveway providing excellent off-road parking for multiple vehicles, alongside a neatly maintained lawn and smart boundary fencing. To the rear, the garden has been thoughtfully designed for low-maintenance family living, with a spacious paved patio directly accessed from the kitchen French doors, ideal for outdoor dining and entertaining. Steps lead up to a raised decked seating area and artificial lawn, creating a fantastic private garden space that can be enjoyed all year round. There is also a useful side utility room with plumbing facilities, offering excellent additional storage and practical space for laundry appliances, bikes, garden equipment or everyday household essentials.

DRIVEWAY

2 Parking Spaces





BRITISH
PROPERTY
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2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
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2025

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IN NORTH WEST
(CUMBRIA & LANCASHIRE)

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