



23 Milton Street

Padiham, Burnley

Council Tax band: A

Tenure: Freehold

- 2 Bedrooms
- 2 Reception Rooms
- Gas Central Heating + uPVC Double Glazing
- Immaculately Presented
- Conveniently placed for local shops and amenities
- Gawthorpe Hall and surrounding countryside close by
- Freehold

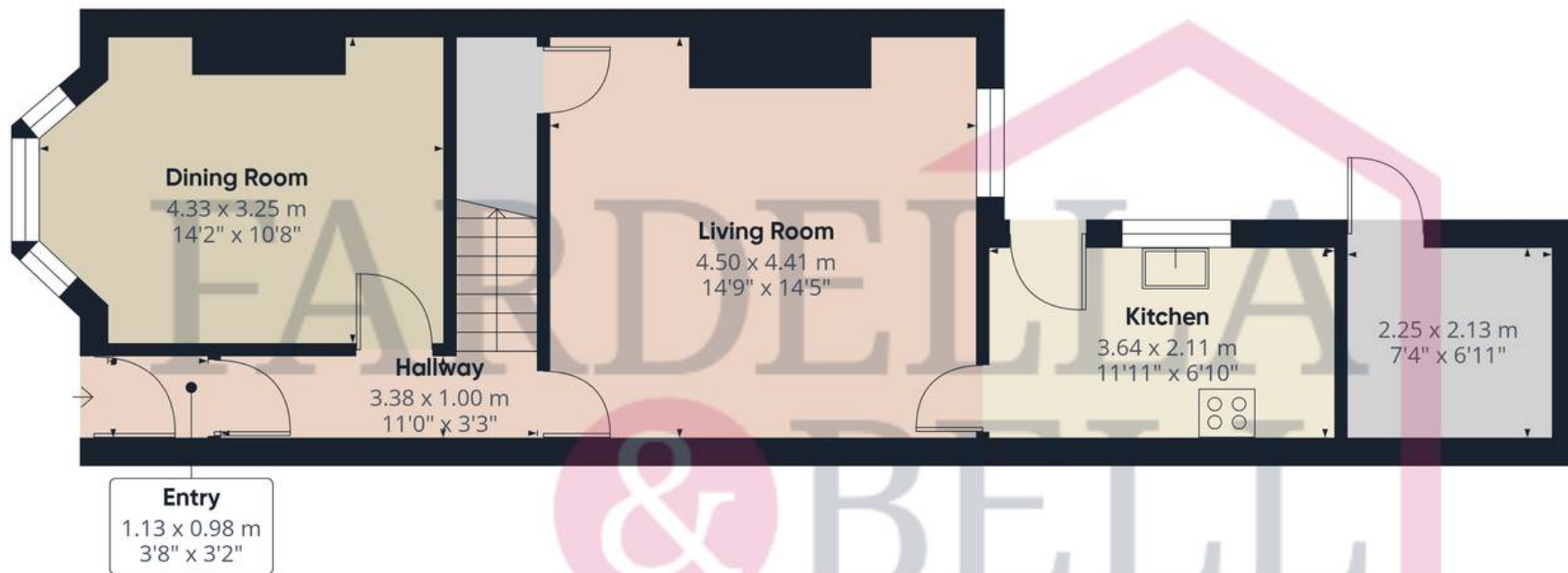


Description

The ground floor begins with a welcoming entrance hallway still with the Victorian character charm, leads to two impressive reception rooms, including a bright bay-fronted dining room and a spacious lounge with feature fireplace and decorative detailing. To the rear, the fitted kitchen offers excellent storage, generous worktop space, under counter lighting, integrated cooking facilities, dishwasher and room for utility appliances, with access out towards the rear. Upstairs are two well-proportioned double bedrooms, the principal bedroom to the front aspect and the second including a extensive fitted storage, alongside a stylish fully tiled shower room with large curved enclosure, vanity unit and white suite with heated towel rail and overall contemporary fittings.







Floor 0

Approximate total area⁽¹⁾

88.6 m²

955 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

To the front, the property is approached via an indian stone paved forecourt, creating a neat and welcoming entrance and providing a pleasant spot for outdoor seating. To the rear is a private enclosed yard with ample space for a small seating area, pots and planting. The space is low maintenance and benefits from secure gated access, making it practical for day-to-day use. An additional secure covered storage area provides useful space for tools, bikes and general household or garden equipment, helping to keep the outdoor area tidy and organised.

ON STREET

1 Parking Space





BRITISH
PROPERTY
AWARDS

2025

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GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
AWARDS

2025

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GOLD WINNER

ESTATE AGENT
IN NORTH WEST
(CUMBRIA & LANCASHIRE)

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