

Property Details

12 Victoria Road, Padiham,
Burnley, Lancashire, BB12 8QY

Guide Price **£70,000**



Property Photos

12 Victoria Road, Padiham, Burnley, Lancashire, BB12 8QY



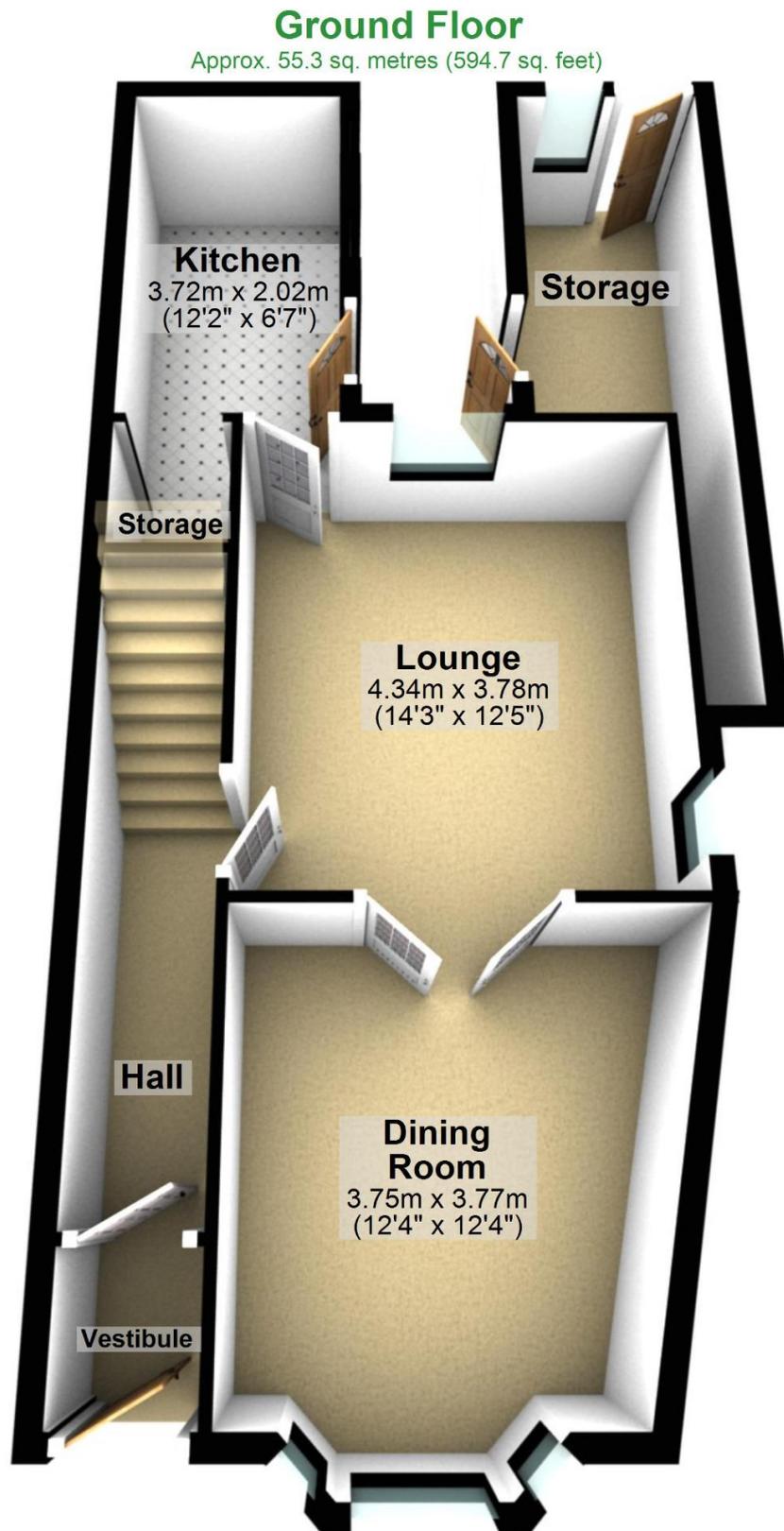
Pendle Hill
Properties

Creation Date

26/03/2026

Property Floor Plans

12 Victoria Road, Padiham, Burnley, Lancashire, BB12 8QY



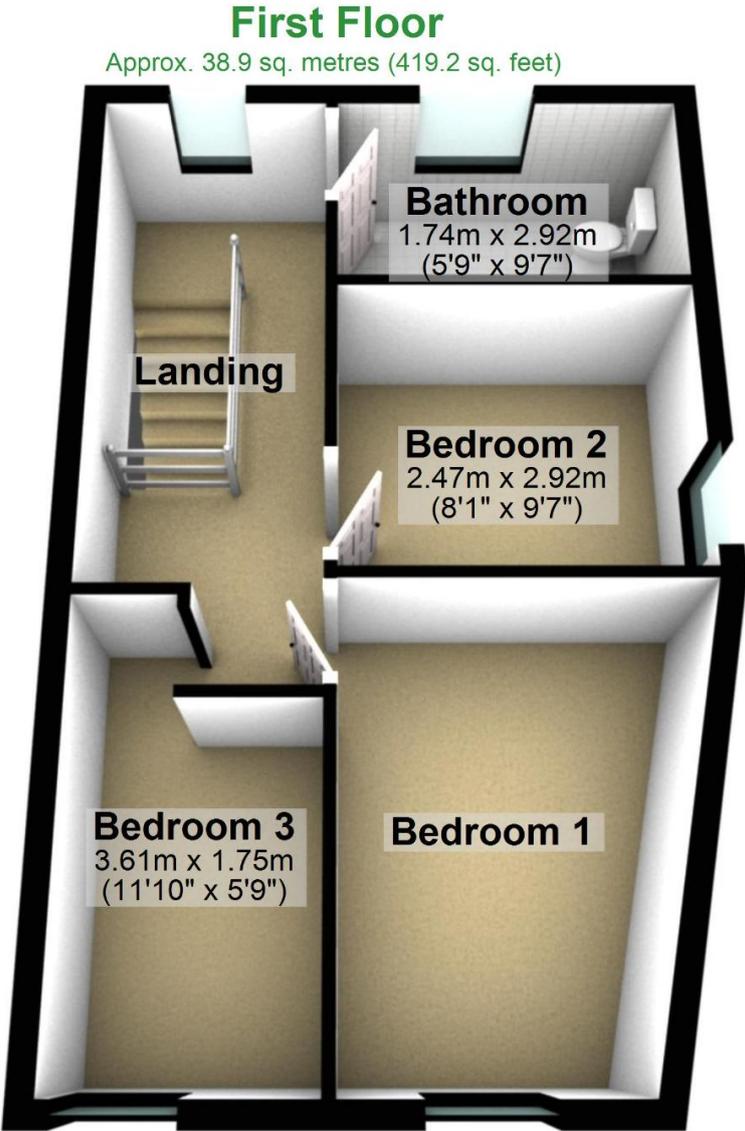
Total area: approx. 94.2 sq. metres (1013.9 sq. feet)

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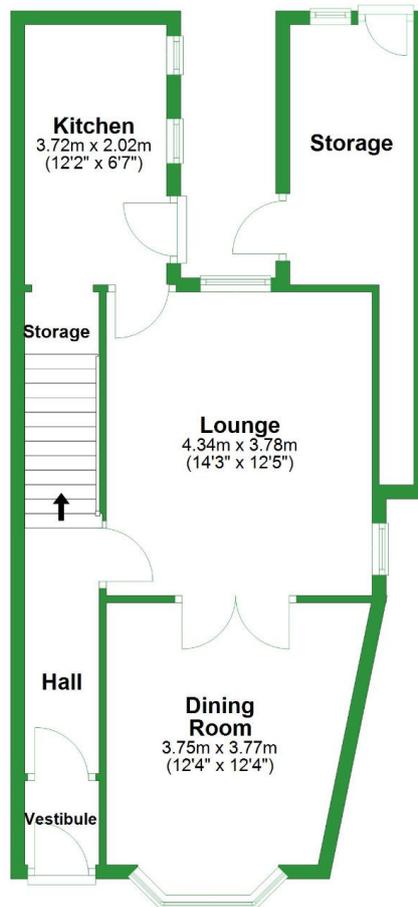
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Ground Floor

Approx. 55.3 sq. metres (594.7 sq. feet)



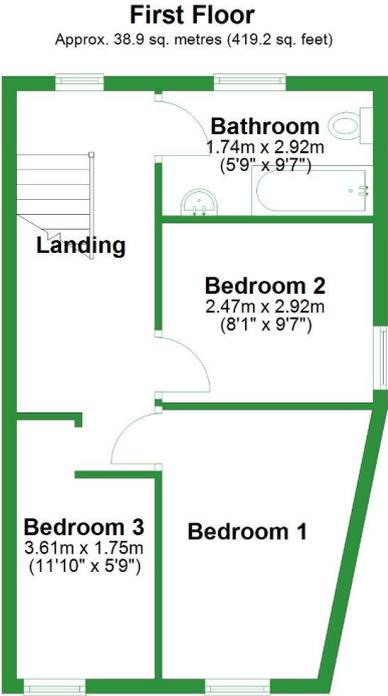
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Property EPC

12 Victoria Road, Padiham, Burnley, Lancashire, BB12 8QY

2/13/26, 5:23 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
12 Victoria Road Padiham Burnley BB12 8QY	Energy rating D	Valid until: 12 February 2036 Certificate number: 0923-1201-9106-5731-0504
Property type	End-terrace house	
Total floor area	88 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/0923-1201-9106-5731-0504?print=true>

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Property Info

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Property Type

House

Property Style

End of Terrace

Bedrooms

3

Bathroom

1

Receptions

1

Tenure Type

Leasehold

Floor Area

1013

Agency Type

Sole

Parking

Street Parking

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

10

Current Service Charge

-

Rent Review Period (Year)

-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2841-04-25

Price Qualifier

Guide Price

Price

£70,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

12 Victoria Road, Padiham, Burnley, Lancashire, BB12 8QY

Feature 1

Sold Via Modern Auction

Feature 2

Three Bedroom End Terrace

Feature 3

Two Reception Rooms

Feature 4

Fitted Kitchen

Feature 5

Three Bedrooms

Feature 6

Family Bathroom

Feature 7

Rear Yard With Outbuilding

Feature 8

Close To Town Centre Amenities

Feature 9

Good Access To Major Transport Links

Feature 10

Tenant In Situ - Current Rent 575pcm

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Ideal Investment Opportunity in Padiham

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid 70,000

Situated in a convenient and popular location in Padiham, this end-terrace property offers fantastic potential for investors looking to expand their portfolio. Requiring a degree of modernisation, the property provides a great opportunity to add value and create a comfortable family home.

Key Features

- End-terrace property in a popular residential location
- Entrance hallway
- Two reception rooms
- Fitted kitchen
- Three bedrooms
- Family bathroom
- Enclosed rear yard with outbuilding
- Tenant in Situ - Current Rent 575pm
- In need of some modernisation
- Ideal for investors
- Close to town centre, local amenities and transport links

Agent's Perspective

The accommodation briefly comprises an entrance hallway leading to two reception rooms, offering flexible living space. To the rear is a fitted kitchen with access to the enclosed rear yard. On the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from a private rear yard with a useful outbuilding providing additional storage.

The property is perfectly positioned within easy walking distance of Padiham town centre, offering a wide range of local shops, supermarkets, schools and everyday amenities. Excellent transport links and nearby bus routes provide easy access to Burnley and the

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surrounding areas.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a Starting Bid or Guide Price, and is

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accompanied by a Reserve Price. The Reserve Price is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the Guide Price / Starting Bid.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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