



16 Orchard Avenue

Padiham, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Chain
- Council Tax Band B
- Freehold Tenure
- Modern Family Home
- Rear Garden
- Allocated Parking - Space G



Ground Floor

Step inside via the entrance hall, which provides access to the kitchen and leads through to the main living space. Positioned at the front of the property, the kitchen is neatly arranged with a range of fitted units and worktop space, creating a practical and well organised area for everyday cooking. A front-facing window allows natural light to fill the room, giving it a bright and welcoming feel. Moving through the property, the space opens into a comfortable living room at the rear. This is a lovely spot to unwind, with views and direct access to the garden that help bring the outside in. Adjoining the living area is a dedicated dining space, creating a natural setting for meals and entertaining. The layout flows well, offering flexibility for both relaxed evenings and social occasions. A convenient ground floor cloakroom completes the layout.

First Floor

Upstairs, the property continues to offer a well-balanced and comfortable layout. There are two bedrooms, both providing good proportions and flexibility. The main bedroom benefits from its own en-suite shower room, creating a private and practical space that works perfectly for day-to-day living. The second bedroom is ideal as a guest room, home office or nursery depending on your needs. In addition, there is a main bathroom fitted with a bath, offering a great place to relax and unwind. The landing connects each room with ease, maintaining a natural sense of flow throughout.

External

To the front, the property benefits from allocated parking to the front. To the rear, there is a private enclosed garden that offers a lovely outdoor retreat. A patio area provides the perfect spot for outdoor dining or enjoying a quiet moment, while the lawn offers space to relax or personalise. A garden shed adds useful storage. The garden is designed to be easy to maintain while still feeling like a welcoming extension of the home.



FARDELLA
& BELL



FARDEL
& BE



FARDEL
& BE





REAR GARDEN

ALLOCATED PARKING

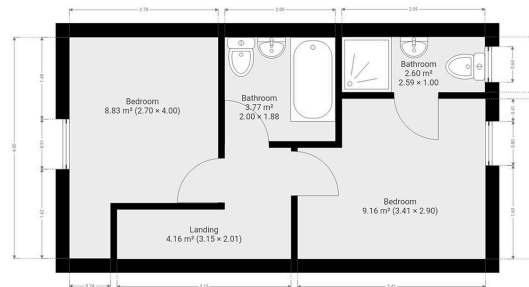
1 Parking Space

Space 'G'



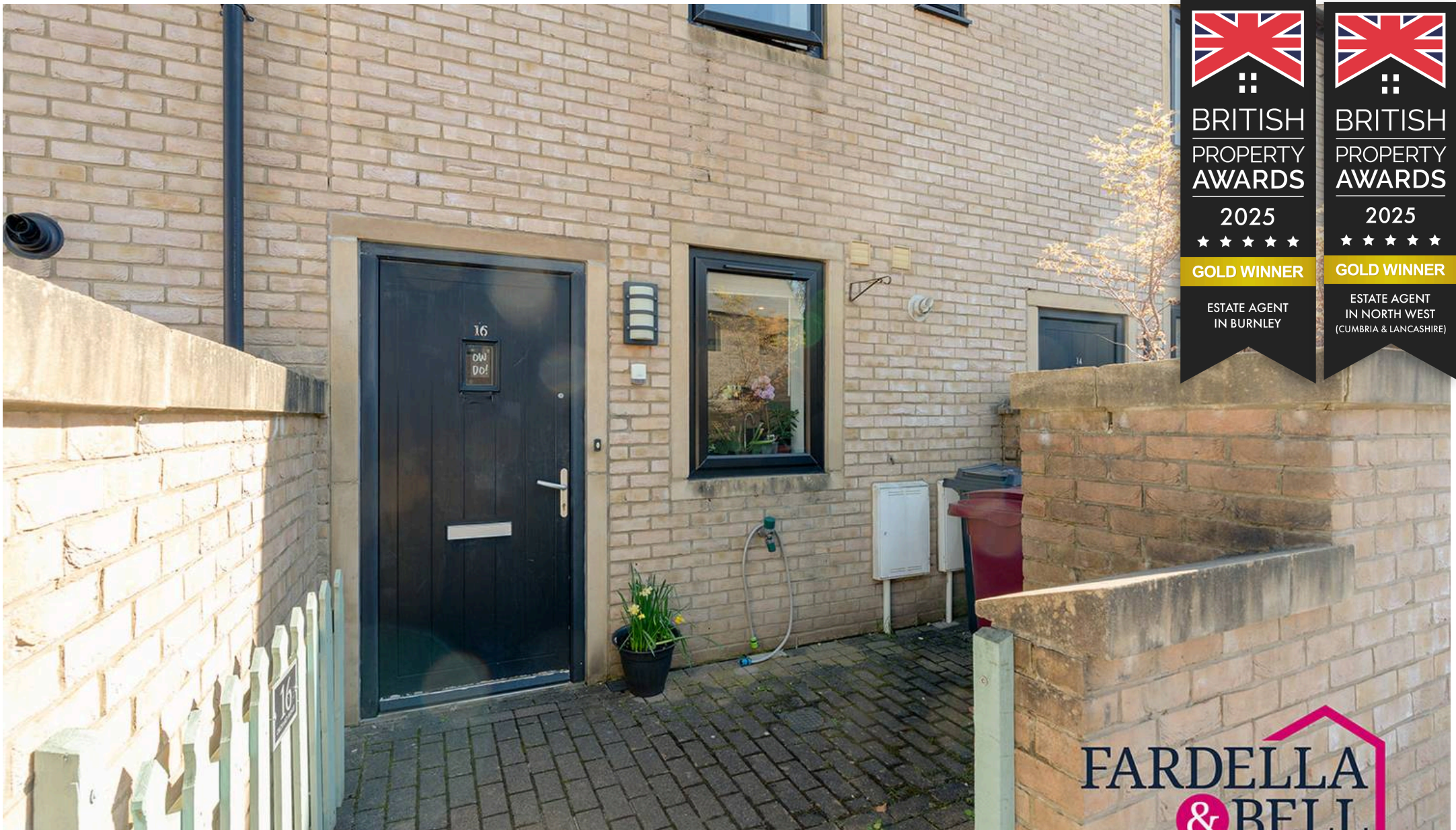
Total Property Area: approx - 57.4 Sq Meters (617.85 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor area, openings and dimensions 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.



Total Property Area: approx - 57.4 Sq Meters (617.85 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor area, openings and dimensions 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.




**BRITISH
PROPERTY
AWARDS**
2025
★★★★★
GOLD WINNER
ESTATE AGENT
IN BURNLEY


**BRITISH
PROPERTY
AWARDS**
2025
★★★★★
GOLD WINNER
ESTATE AGENT
IN NORTH WEST
(CUMBRIA & LANCASHIRE)

Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

