



6 Norham Close

Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Approx. 1,255 sq ft (116.6 sq m) of accommodation
- Partial garage conversion creating a utility room
- Remaining garage storage space
- Impressive rear family room extension
- Larger than average three bedroom semi-detached
- Driveway
- Council Tax Band C - Freehold Tenure
- Cul-De-Sac location
- Downstairs WC



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Ground Floor

The property is entered via a welcoming hallway with staircase leading to the first floor. To the front, the generous lounge provides a comfortable space for everyday living, featuring a contemporary fireplace and double doors opening through to the kitchen diner. The kitchen diner is well appointed with a range of modern wall and base units, integrated appliances, ample worktop space and has a handy sitting area. A standout feature of this property is the impressive rear extension, which has created a superb family room spanning over 21 feet in length. Filled with natural light and enjoying direct access to the rear garden, this versatile space offers endless possibilities, whether used as a second lounge, formal dining area, playroom, home office or a combination of uses to suit modern family living. The original garage has been partially converted to provide a practical utility room with space for laundry appliances and additional storage. A downstairs WC completes the floor.

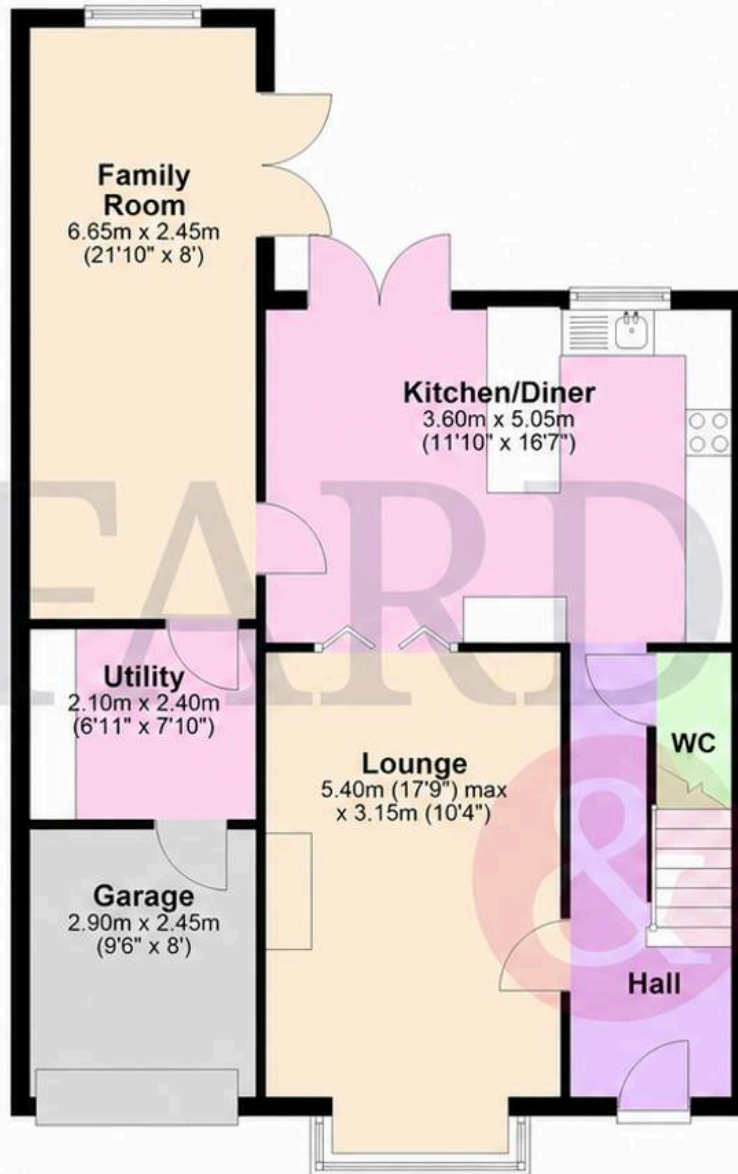
First Floor

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted storage and a modern en-suite shower room, creating a comfortable private retreat. Bedroom two is a spacious double room overlooking the rear garden, whilst bedroom three offers flexibility as a guest room or home office. The family bathroom is fitted with a contemporary three-piece suite comprising a bath with shower over, wash hand basin and WC. Both the bathroom and en-suite are presented to a good standard and complement the property's modern finish.





Ground Floor



First Floor



Total area: approx. 116.6 sq. metres (1255.0 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation 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, omission or misstatement. A party must rely upon its own inspection(s)
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Plan produced using PlanUp.

6 Norham Close

GARDEN

External

Occupying a pleasant position within a quiet cul-de-sac, the property benefits from a block paved driveway providing off-road parking for multiple vehicles. The retained garage storage area adds further practicality. To the rear, the enclosed garden has been designed for ease of maintenance and enjoyment. A spacious paved patio provides the perfect setting for outdoor dining and summer entertaining, whilst the lawn offers space for children to play and families to relax. Access from both the kitchen diner and family room creates a seamless connection between the house and garden, making this a wonderful space to enjoy throughout the year.





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