



2 Langdale Road

Padiham, Burnley

Council Tax band: A

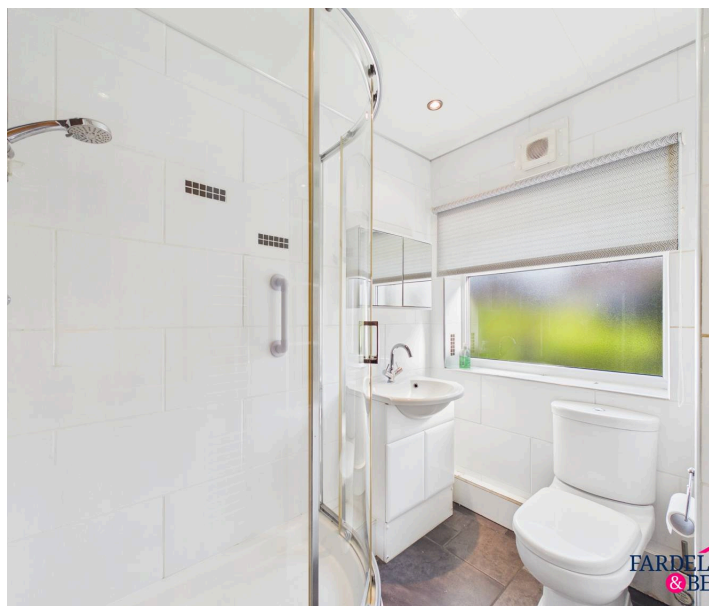
Tenure: Freehold

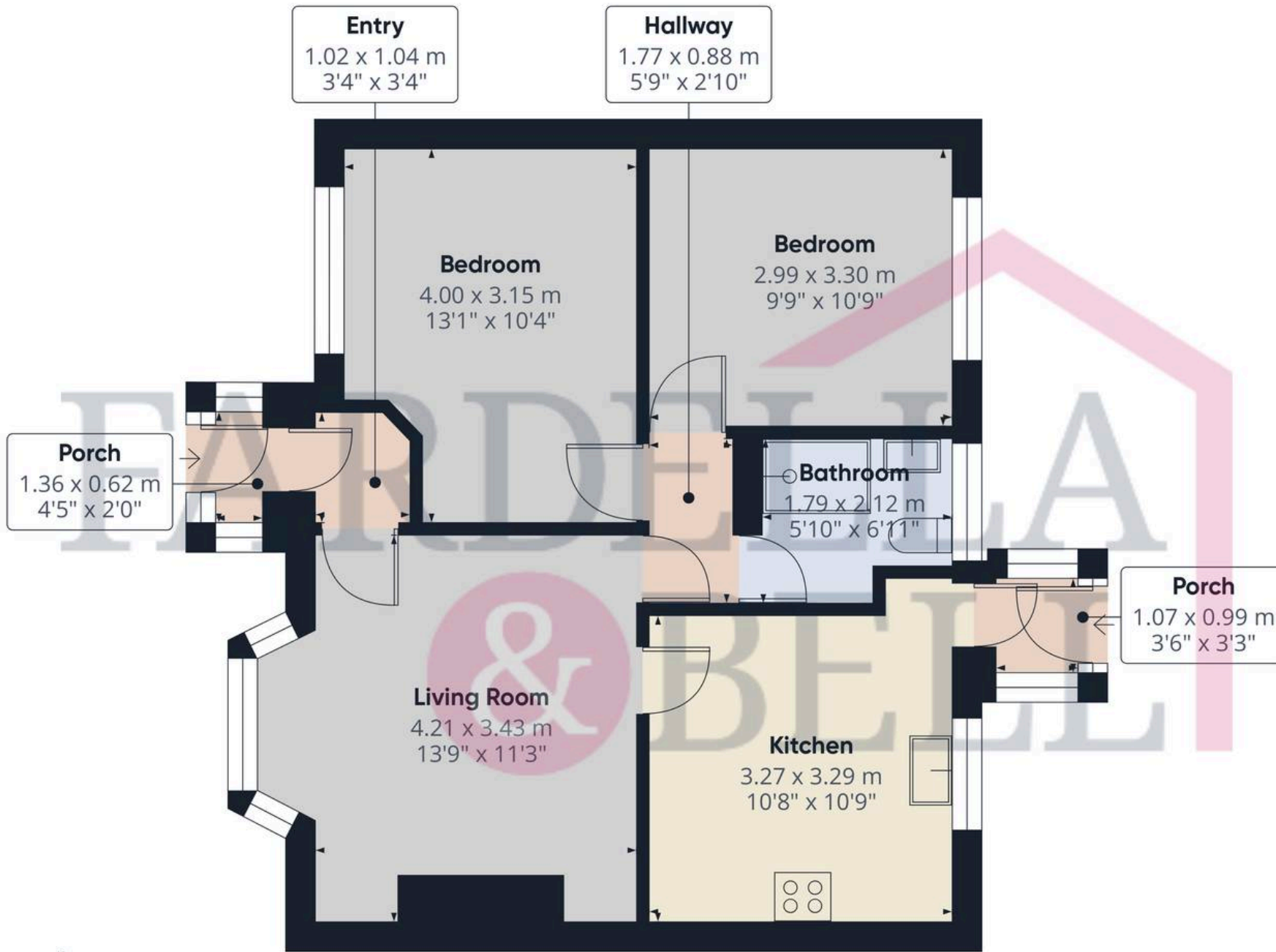
- 2 Bedroom Bungalow
- Bay Fronted
- Front & Rear Gardens
- Gas Central Heating
- Chain Free
- Fitted Kitchen with integral appliances
- Freehold Tenure + Council Tax Band A



Property Description

Entered via an entrance porch, this bungalow offers a practical and well-balanced internal layout. To the front aspect, the living room is a comfortable reception space featuring a bay window that brings in plenty of natural light, along with a focal fire point, radiator and ceiling light point. Positioned to the rear, the kitchen is fitted with a range of units and includes an integrated fridge, freezer, hob, oven and overhead extractor, with additional space for white goods. The bathroom is fitted with a three-piece suite comprising a shower enclosure, wash basin with vanity unit, push-button WC, useful storage and a frosted window. A central hallway provides access to the loft. Bedroom two is located to the rear and is a room of double proportions with radiator and light point. The main bedroom sits to the front and is also a double room, benefiting from fitted wardrobe storage, light point and central heating radiator. A rear porch completes the accommodation.





Approximate total area⁽¹⁾

55.7 m²
599 ft²

(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.

GIRAFFE 360





GARDEN

Externally, the property enjoys a generous corner plot with on-street parking available to the front. To the rear, there is an excellent sized garden space, mainly laid to lawn, offering plenty of room for those who enjoy being outdoors. There is also a decked seating area with artificial lawn, creating a pleasant spot to sit out and relax, along with a useful wooden shed for storage. A further benefit is the side access, which adds practicality and ease for everyday use. Overall, the outside space offers a great balance of lawn, seating and storage, with plenty of potential for a buyer to make it their own.

ON STREET

1 Parking Space





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