



11 Field Street

Padiham, Burnley

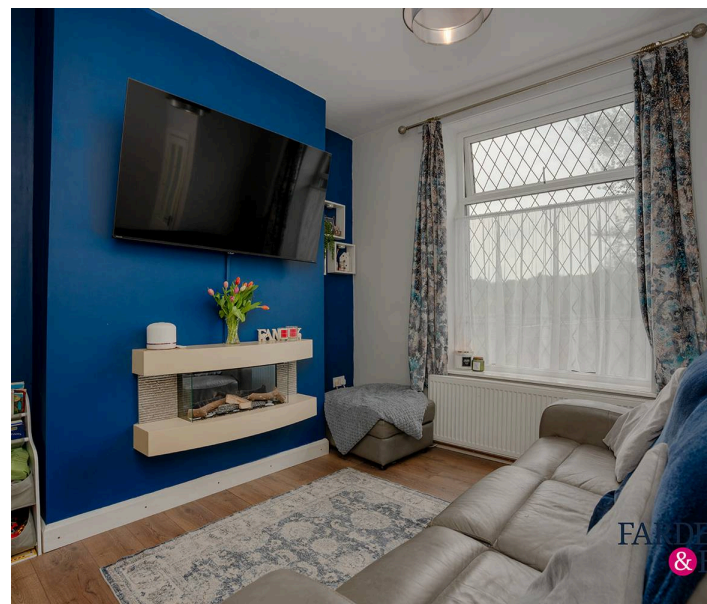
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

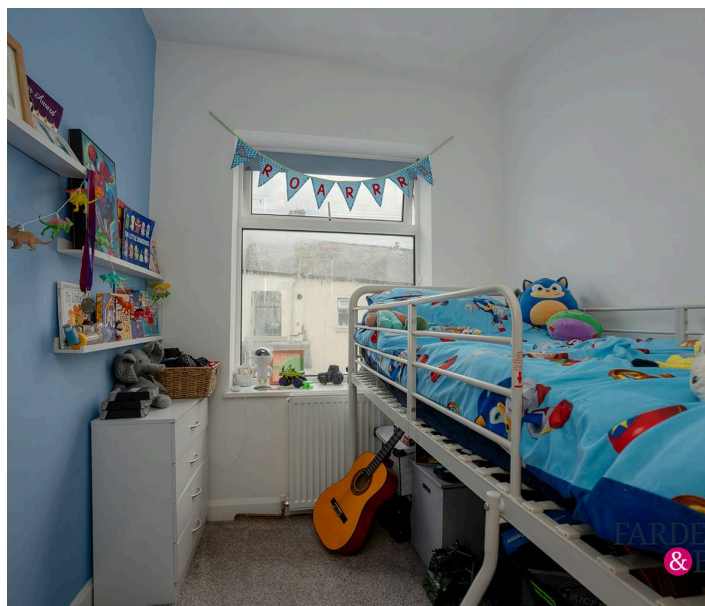
EPC Environmental Impact Rating: C

- Generous kitchen and dining space
- Gas central heating
- 3 Bedrooms
- Not overlooked from front aspect
- 4 Piece bathroom suite
- Selective licencing area
- Council tax band A + Leasehold Tenure



Property Description

Internally, this home offers a practical and well-planned layout arranged over two floors. The ground floor opens into an entrance vestibule, welcoming and bright living room with a large front window with wall-mounted TV point, electric wall mounted fire, creating a cosy yet stylish family space. To the rear, the kitchen provides a generous and sociable area, fitted with modern units, wood-effect work surfaces, integrated cooking appliances and a central peninsula for added preparation space. There is also room for informal dining or a useful home working area, depending on the buyer's needs. Off the kitchen, a separate utility space offers additional storage and laundry provision. To the first floor are three bedrooms, including a spacious main bedroom, plus two further single rooms ideal for children, guests or office use. The family bathroom is fitted with a bath, separate shower enclosure, hidden cistern WC and wash basin, finished with neutral tiling and recessed lighting.





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IN BURNLEY



BRITISH
PROPERTY
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2025
★ ★ ★ ★ ★

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IN NORTH WEST
(CUMBRIA & LANCASHIRE)

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& BELL**

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