



2 Woodlands Grove

Padiham, Burnley

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 4 Bedroom Detached
- 2 Bathrooms + Downstairs WC
- Downstairs Study / 5th Bedroom
- Gardens + Driveway
- Solar Panels
- Chain Free
- Freehold Tenure



Property Description

Stepping inside, the property offers generous and versatile living space, ideal for modern family life. A spacious main living room sits to the rear, filled with natural light and enjoying direct views and access onto the garden. To the front, a separate study room while the well-proportioned kitchen is fitted with a range of units and integrated appliances a plumbing point and offering both practicality and potential to personalise. The ground floor is completed by a convenient WC and internal access to the garage. Upstairs, there are four well-sized bedrooms, all enjoying pleasant outlooks, alongside a modern family bathroom and an additional shower room, offering flexibility for busy households. Overall, the home presents a solid and well-maintained interior with scope to update and add value over time.



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GARDEN

Externally, the property enjoys a generous and beautifully established plot, offering a real sense of space and privacy that is rarely found. To the rear, a substantial garden unfolds with a well-maintained lawn, mature trees and thoughtfully planted borders, creating a peaceful and green backdrop. A flagged patio runs directly off the rear of the property, providing the perfect space for outdoor seating, entertaining, or simply enjoying the surroundings. To the front, the home benefits from a neat lawned garden alongside a driveway providing off-road parking and access to an integral garage. The overall setting is both practical and attractive, with a strong kerb appeal and a rear aspect that feels private, mature and ideal for family living.

GARAGE

Single Garage

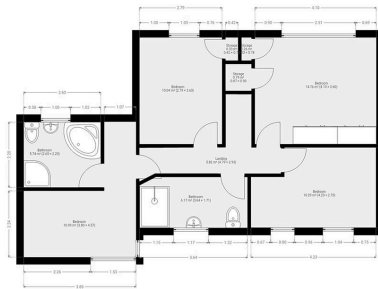
DRIVEWAY

3 Parking Spaces



Total Property Area: approx - 155 Sq Meters (1,668 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and circulation are approximate. We do not warrant, represent or make any claim for any purpose and they do not form part of any agreement. No liability is taken for any error.



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