

Property Details

23 Cowley Crescent, Padiham,
Burnley, Lancashire, BB12 8SX

OIRO £260,000



Property Photos

23 Cowley Crescent, Padiham, Burnley, Lancashire, BB12 8SX



Creation Date

06/08/2026

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Property Floor Plans

23 Cowley Crescent, Padiham, Burnley, Lancashire, BB12 8SX



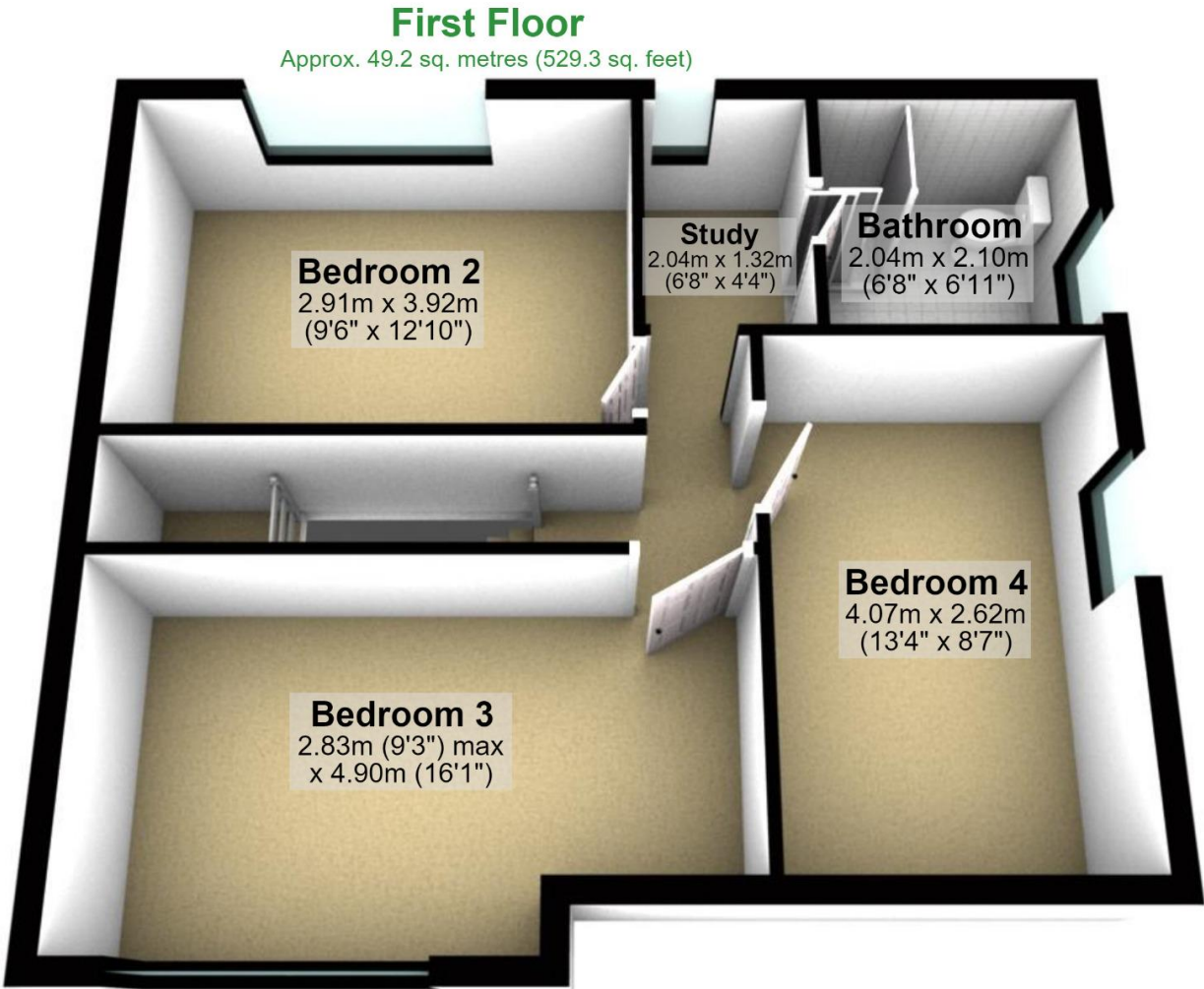
Total area: approx. 146.9 sq. metres (1581.2 sq. feet)

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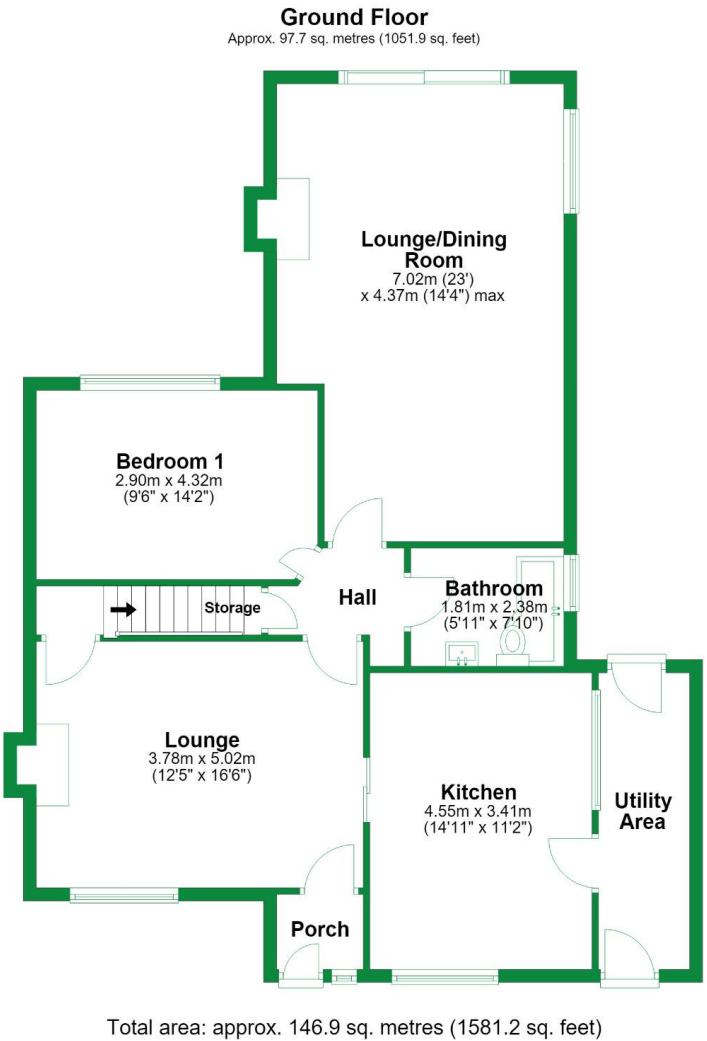
Property Floor Plans

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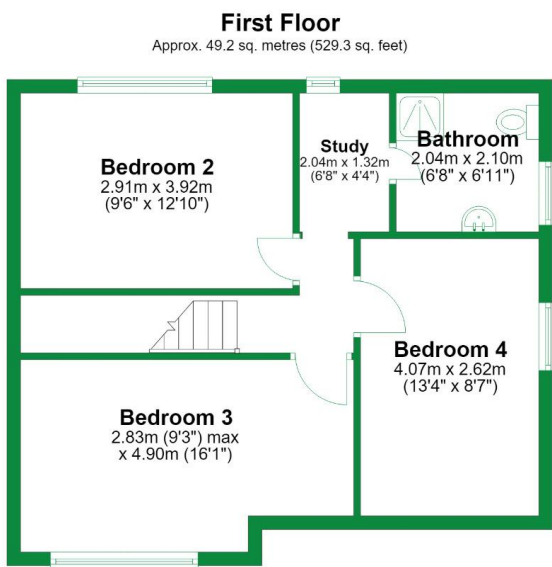
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Property Info

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Property Type

House

Property Style

Semi-Detached

Bedrooms

4

Bathroom

2

Receptions

2

Tenure Type

Leasehold

Floor Area

1581

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
10
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2960-10-30
Price Qualifier
OIRO
Price
£260,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

23 Cowley Crescent, Padiham, Burnley, Lancashire, BB12 8SX

Feature 1

Spacious And Beautifully Maintained Semi-detached Family Home

Feature 2

Four Double Bedrooms, Including A Versatile Ground Floor Bedroom

Feature 3

Bright And Open Family Room With Sliding Doors Opening Into The Garden

Feature 4

Modern Kitchen With Integrated Appliances And An Island

Feature 5

Ground Floor Bathroom And A Shower Room On The First Floor

Feature 6

Convenient Utility Area

Feature 7

Fully Alarmed

Feature 8

Move In Ready

Property Description

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A Beautifully Presented Four-Bedroom Semi-Detached Home In Padiham

Key Features

Spacious and beautifully maintained semi-detached family home
Four double bedrooms, including a versatile ground floor bedroom
Two generous reception rooms, ideal for both family living and entertaining
Modern fitted kitchen with central island, breakfast bar seating and integrated appliances
Separate utility area providing additional storage and practicality
Ground floor bathroom and first floor shower room
Dedicated study, perfect for home working or a hobby room
Feature wood-burning stove creating a cosy living space
Sliding patio doors opening onto a private, low-maintenance rear garden
Detached garage with additional versatile outdoor space suitable for extra parking if required
Large driveway providing ample off-road parking for multiple vehicles
Within easy reach of Padiham town centre, offering a range of independent shops, supermarkets, cafes and everyday amenities
Well placed for families, with highly regarded schools nearby
Excellent commuter links via the M65, providing straightforward access to Burnley, Blackburn, Preston and Manchester
Close to Gawthorpe Hall, Padiham Greenway and the beautiful Ribble Valley, offering excellent walking, cycling and outdoor leisure opportunities

Situated on Cowley Crescent in Padiham, this spacious semi detached property has been beautifully maintained throughout and offers a fantastic opportunity for anyone looking for a well-presented home ready to move straight into.

The property offers a wonderful mix of comfortable living spaces and practical features. To the front, there is a bright lounge with a wood burner and access through to the modern kitchen. The kitchen includes a central island with breakfast bar seating, integrated appliances, and access to a useful utility area.

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To the rear of the property is a bright and spacious lounge/dining room, creating a fantastic hub of the home. With sliding doors opening onto the garden, this room is perfect for relaxing, entertaining, or enjoying family time. The ground floor also benefits from a bedroom and bathroom.

Upstairs, there are three further double bedrooms, with one bedroom including integrated storage space. There is also a study and a shower room, providing plenty of flexibility for modern living.

Outside, the property has a large driveway to the front, a private low maintenance rear garden with access to the garage, and a versatile garden area that could also be used for additional parking if required. The home is fully alarmed and offers a great opportunity for anyone looking for a well-presented property in a popular location.

From the Agent's Perspective:

Cowley Crescent is a popular residential location in Padiham, well placed for a wide range of everyday amenities, including supermarkets, independent shops, cafes and well-regarded schools. The area also offers excellent transport links via the M65, providing straightforward access to Burnley, Blackburn and Preston, making it a practical choice for commuters. With beautiful countryside, Gawthorpe Hall and the Ribble Valley all within easy reach, the location offers an excellent balance of convenience and outdoor leisure, making it an appealing place to call home.

Additional Information

Tenure- Leasehold, 934 years remaining, 10 ground rent.

Council tax band - D

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.