



8 Cambridge Drive

Padiham, Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Conservatory
- Two Reception Rooms
- Freehold
- Council Tax Band A
- Stunning Family Home
- Rear Garden
- Popular Padiham Location



Ground Floor

Step inside via the entrance hall, which provides access to the main living areas and sets the tone for the space beyond. The living room sits at the front of the property and feels bright and welcoming, with a generous layout that comfortably accommodates both seating and everyday living. It is a space that naturally lends itself to relaxing evenings. Moving through, the dining room sits centrally within the home and connects beautifully to both the living room and the kitchen. This creates a natural flow that works well for family life and entertaining. To the rear, the kitchen is well arranged with a good range of units and worktop space, offering a practical setting for cooking. From here, there is access through to the WC. A useful conservatory completes the ground floor accommodation.

First Floor

Upstairs, the property offers three bedrooms, providing flexible accommodation for a range of lifestyles. The main bedroom is a well-proportioned double room, offering a comfortable and restful space. The second bedroom is also a good size, while the third bedroom works well as a nursery, home office or single bedroom. The bathroom is fitted with a bath and overhead shower, creating a practical space for both busy mornings and more relaxed evenings. The landing connects each room with ease, maintaining a simple and functional layout.

External

To the front, the property is positioned within a residential setting with on-street parking available nearby. To the rear, there is a private enclosed garden that offers a great balance of lawn and patio space. This creates a versatile outdoor area, perfect for enjoying warmer days, dining outside or spending time with family. There is also space for outdoor storage, adding to the practicality of the garden.

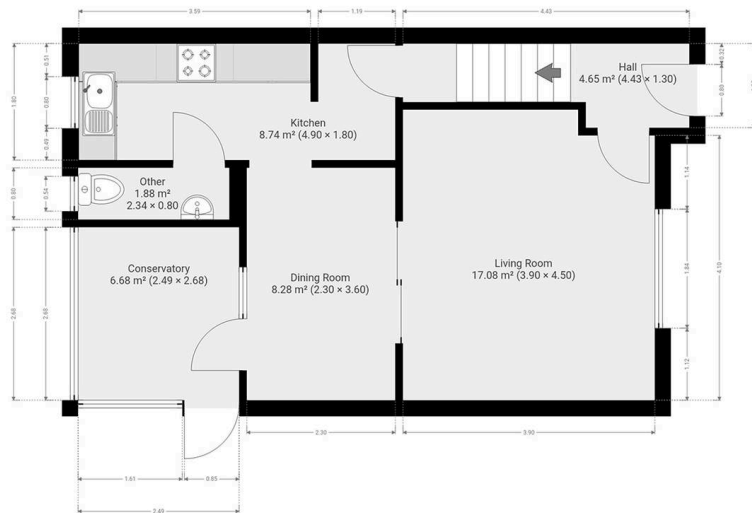




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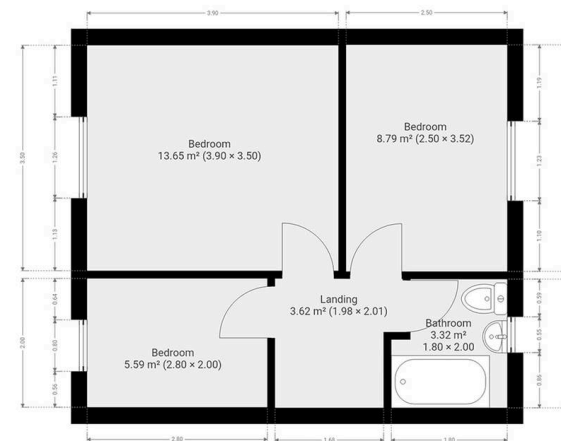
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Total Property Area: approx - 82.2 Sq Meters (884.79 Sq Feet)

This floor plan is for illustrative purposes only. It is not 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.



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