



39 Victoria Apartments

Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 1 Bedroom Apartment
- 2nd Floor
- Vacant Possession
- Fitted Kitchen + Bathroom
- Car Park
- Superb Central Town Location

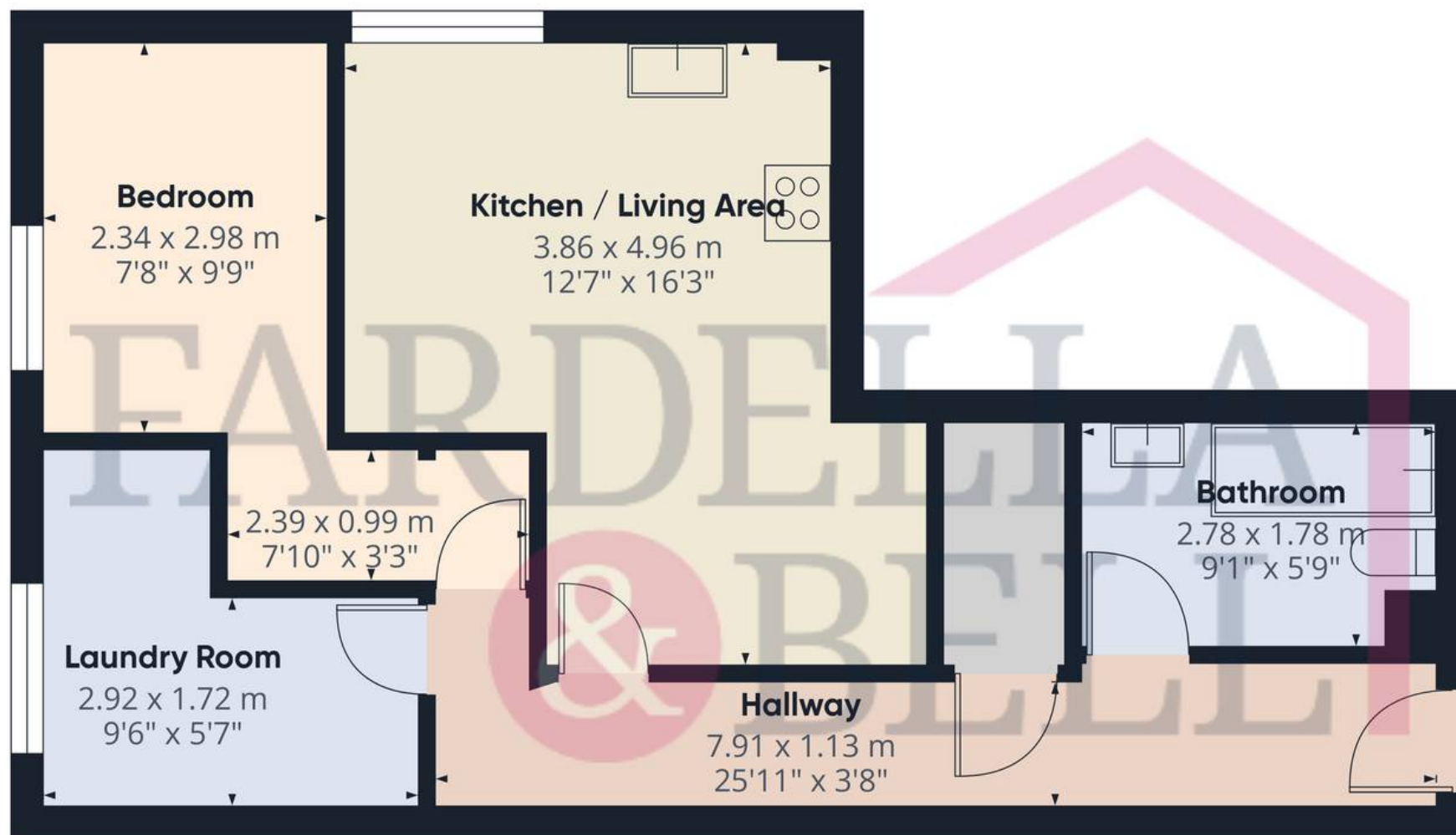


Rooms

The accommodation extends to approximately 554 sq ft and is arranged across one floor. An entrance hallway provides access to the main rooms, including a spacious open-plan kitchen and living area measuring approximately 16'3" x 12'7". The kitchen is fitted with a range of wall and base units, work surfaces and integrated cooking appliances, while large windows provide plenty of natural light to the living space. There is a double bedroom measuring approximately 9'9" x 7'8", alongside a three-piece bathroom comprising a panelled bath with shower over, wash basin and WC. A particularly useful addition is the separate laundry/utility room, offering further practical space away from the main living accommodation.







Approximate total area⁽¹⁾

51.5 m²

554 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.

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COMMUNAL GARDEN

Externally, the property forms part of an impressive stone-built development, retaining plenty of character and charm with its traditional stone façade and large windows. The building is set within well-maintained communal grounds, with established trees, shrubs and planted areas creating an attractive approach. A generous residents' parking area is positioned directly outside the development, providing convenient off-road parking. The combination of the characterful building, communal surroundings and practical parking makes this an appealing and distinctive setting.





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