

Property Details

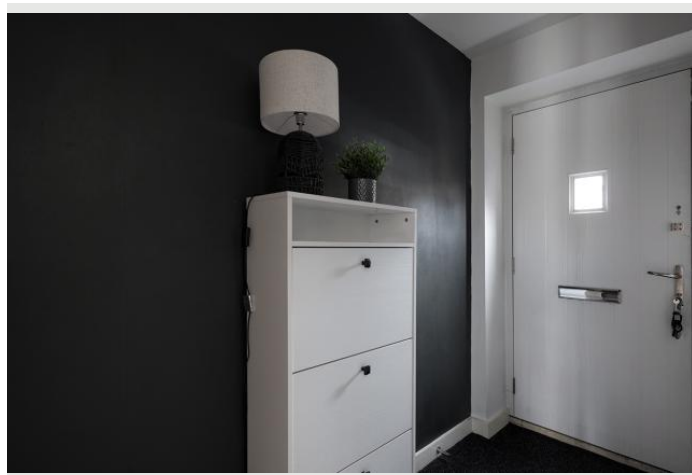
20, Orchard Avenue, Padiham,
Lancashire, BB12 8EP

Guide Price **£139,950**



Property Photos

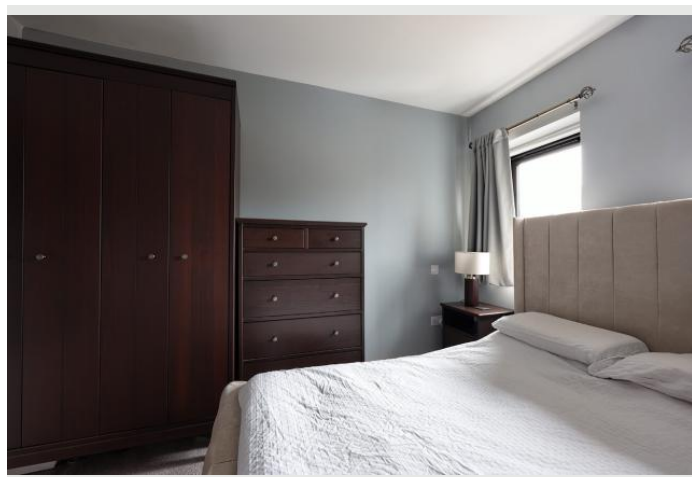
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29/01/2026

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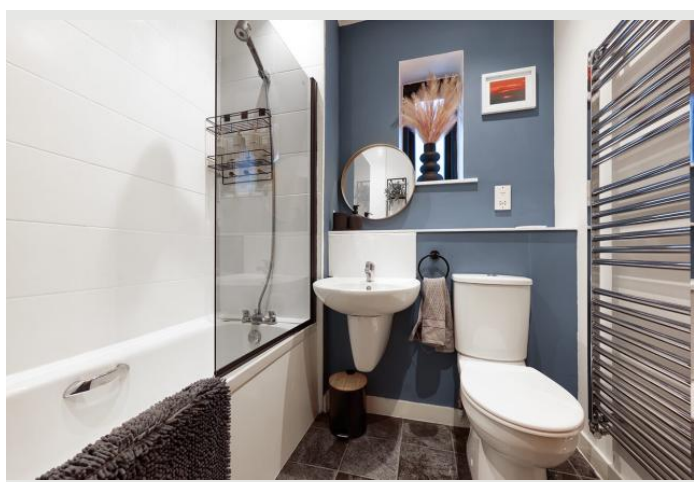
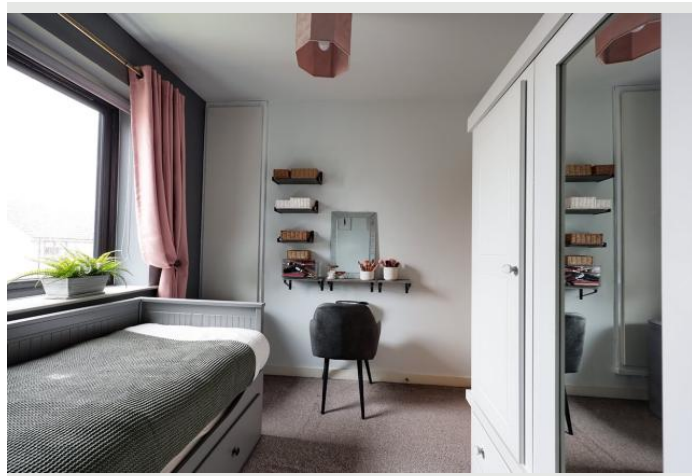
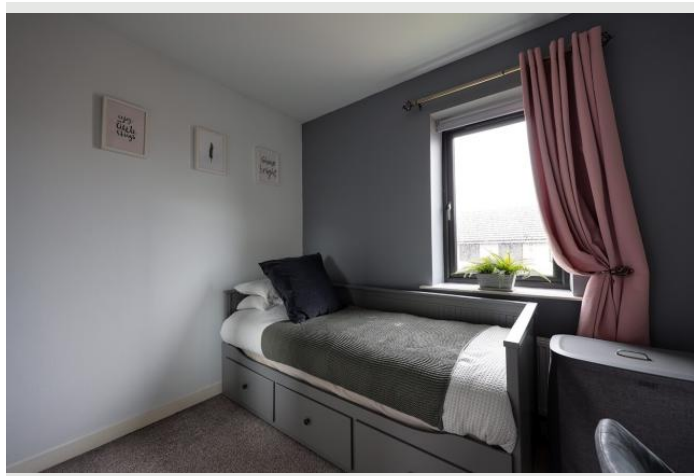
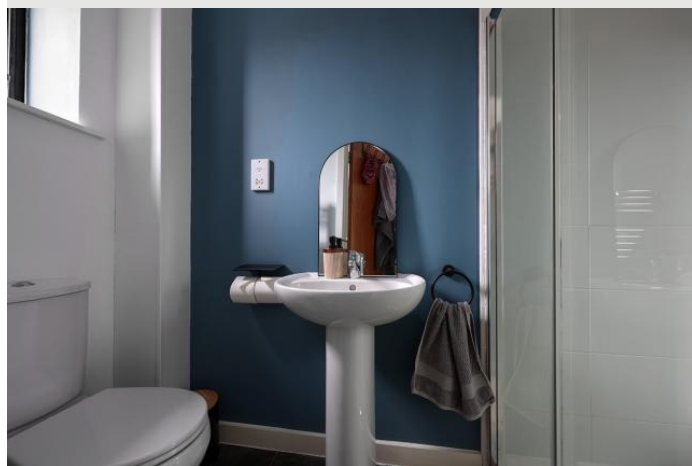
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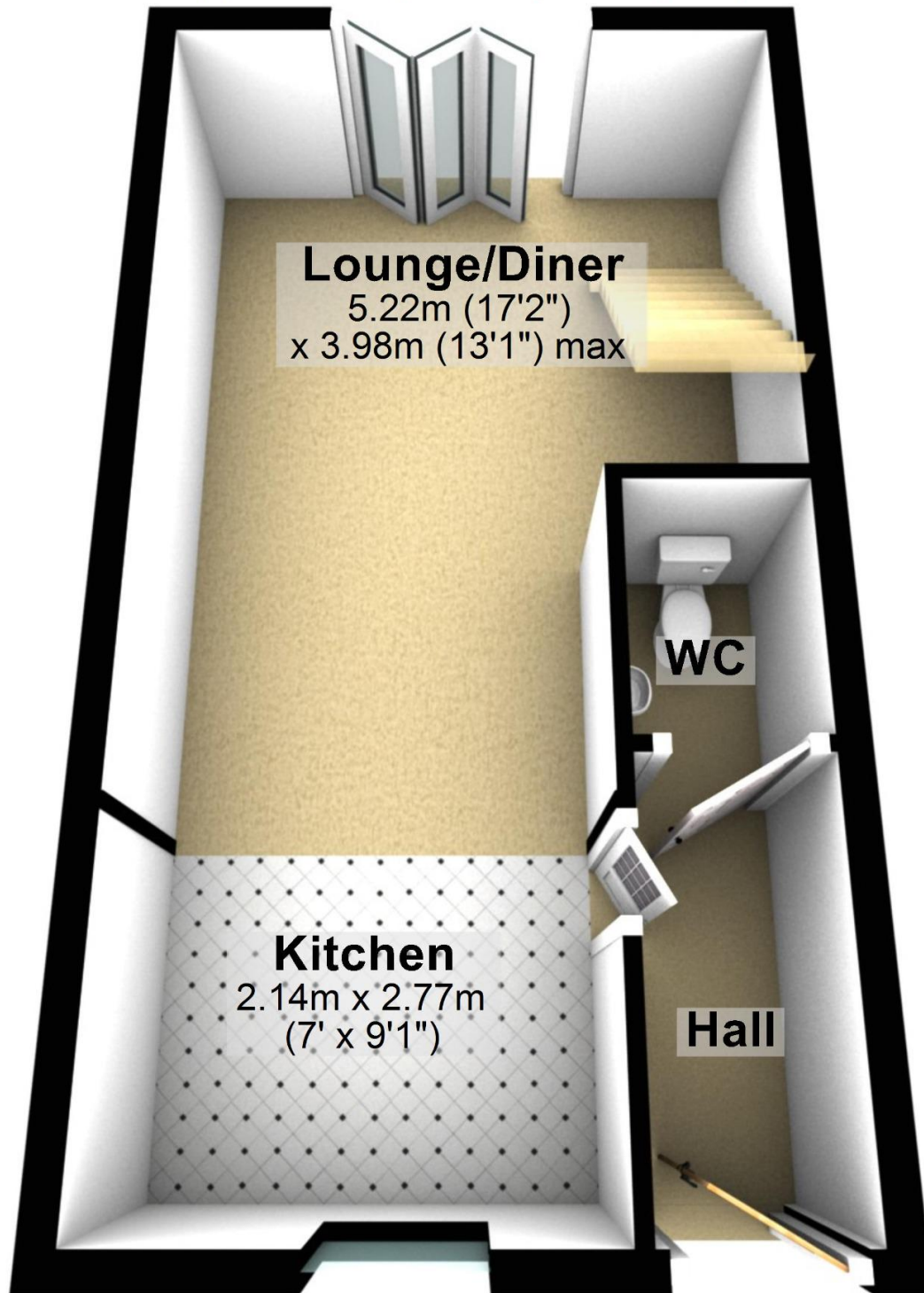
29/01/2026

Property Floor Plans

20, Orchard Avenue, Padiham, Lancashire, BB12 8EP

Ground Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

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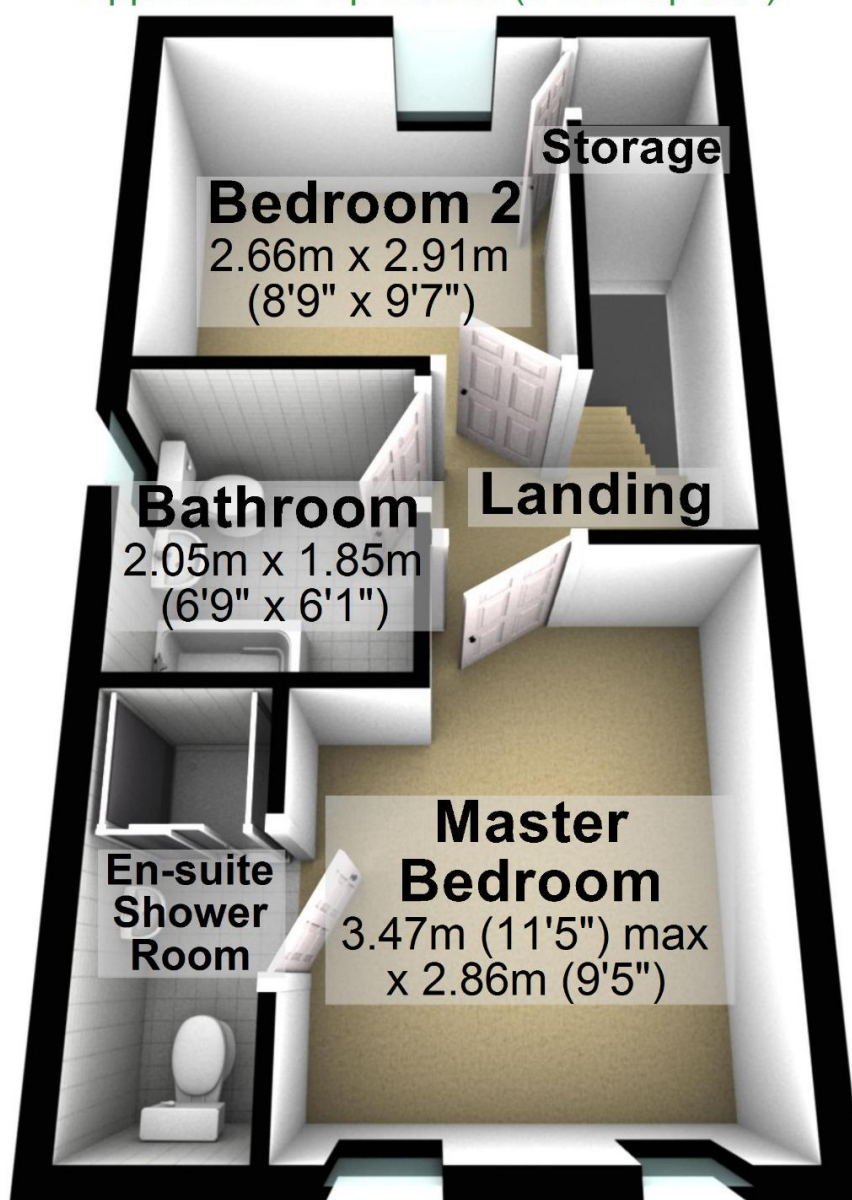
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Property Floor Plans

20, Orchard Avenue, Padiham, Lancashire, BB12 8EP

First Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



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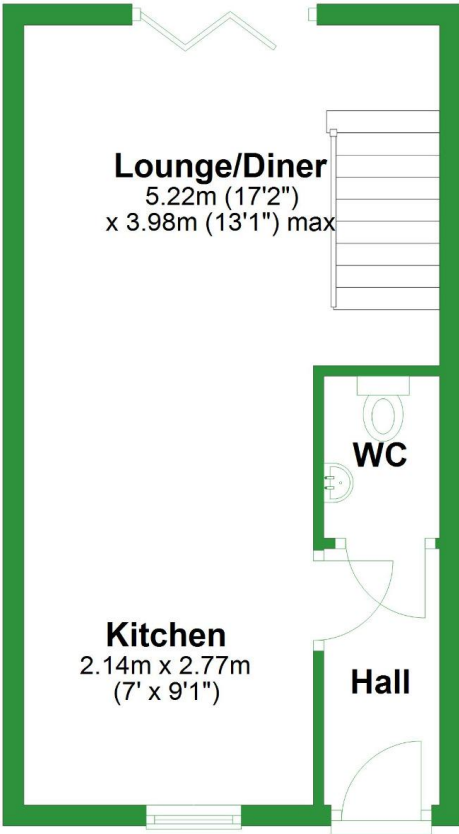
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Property Floor Plans

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Ground Floor

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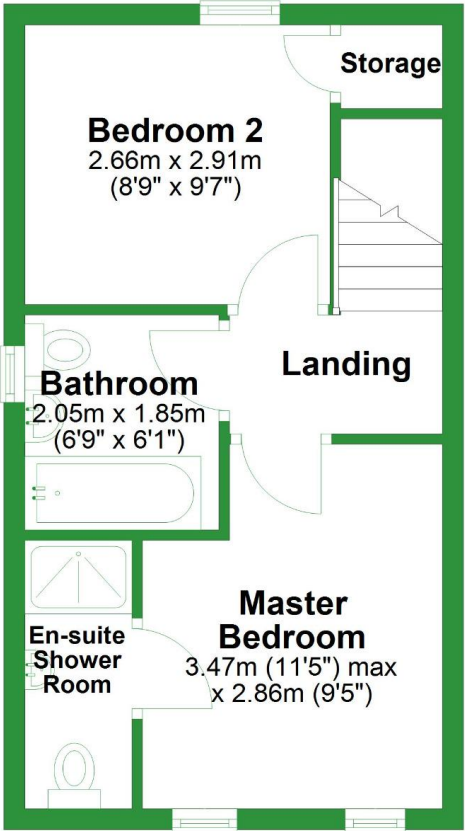
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Property Floor Plans

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First Floor

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Property EPC

20, Orchard Avenue, Padiham, Lancashire, BB12 8EP

29/01/2026, 10:08

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

23, Albert Street
Padiham
BURNLEY
BB12 8AE

Energy rating
F

Valid until: 23 July 2029
Certificate number: 8707-2746-1529-4427-8313

Property type

Mid-terrace house

Total floor area

98 square metres

Rules on letting this property

!

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

76 C

55-68

D

39-54

E

21-38

F

25 F

1-20

G

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8707-2746-1529-4427-8313?print=true>

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Property Info

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Property Type
House
Property Style
End of Terrace
Bedrooms
2
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
639.8
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

20, Orchard Avenue, Padiham, Lancashire, BB12 8EP

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
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£139,950
Land Size
-
Age of Property
-
Year Built
2014
New Home
No

Property Features

20, Orchard Avenue, Padiham, Lancashire, BB12 8EP

Feature 1

Two Bedroom Property

Feature 2

Main Bedroom With En-suite

Feature 3

Open Plan Lounge And Dining Area

Feature 4

Modern Kitchen

Feature 5

Downstairs Wc

Feature 6

Rear Garden With Patio And Lawn Area

Feature 7

Private Parking Space

Feature 8

Close To Amenities With Padiham

Creation Date

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Property Description

20, Orchard Avenue, Padiham, Lancashire, BB12 8EP

A bright and welcoming two-bedroom property on Orchard Avenue

Key Features

- Two-bedroom end-of-terrace home
- Downstairs WC for everyday practicality
- Well-planned kitchen with good worktop space
- Open plan lounge and dining area with garden access
- Main bedroom with en-suite shower room
- Separate family bathroom
- Rear garden with patio seating area and lawn
- Private parking space to the front
- Easy access to town centre amenities
- Good links to the motorway network
- Quiet location within Padiham

Situated on Orchard Avenue, this two-bedroom property offers modern and easy living, ideal for first-time buyers or anyone seeking a well-located home. On the ground floor, you are welcomed by a downstairs WC, a well-planned kitchen, and an open-plan lounge and dining area. This sociable space is filled with natural light and features doors that open directly into the rear garden, making it great for everyday living and relaxed entertaining. Upstairs, the property continues to impress with two bedrooms. The main bedroom benefits from its own en-suite shower room, while a separate family bathroom completes the upstairs layout. Outside, the rear garden enjoys a patio area with outdoor sockets along with a lawn, providing a simple and pleasant space to enjoy. To the front of the property, there is a designated parking space.

From the Agent's Perspective:

This property presents a strong opportunity for buyers seeking a modern home in a convenient setting. The accommodation is well arranged, the outdoor space is easy to manage, and the overall feel is welcoming from the moment you arrive.

From the Client's Perspective:

I've lived here for three years, and it's been a brilliant first home. Being so close to the

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town centre and the motorway has made daily life very straightforward. Ill be sad to leave, but we're ready for a bigger house so we can start a family. It feels like the right time for someone else to enjoy this home as much as we have.

Additional Information

Tenure- Freehold

Council tax band - B

Heating- Gas Central Heating

Electric- Mains

Drainage - Mains

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