

# Property Details

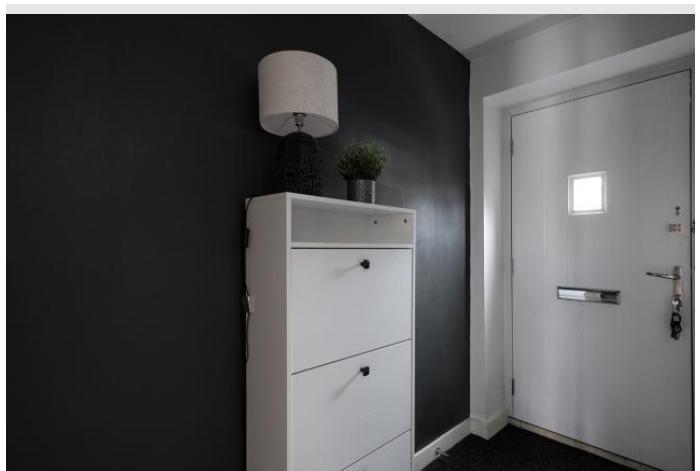
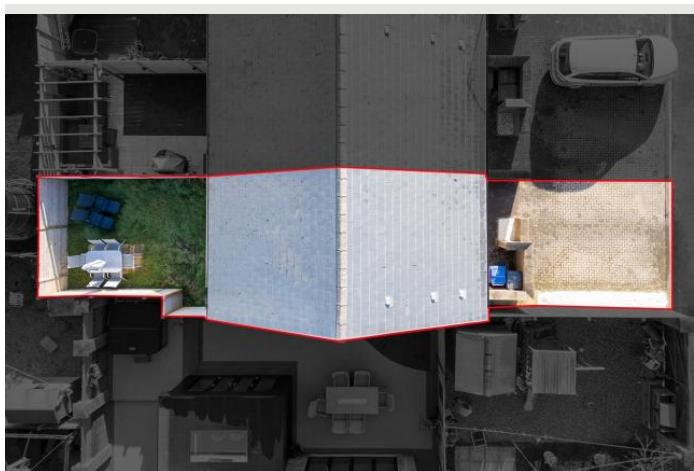
20, Orchard Avenue, Padiham,  
Lancashire, BB12 8EP

Guide Price **£139,950**



# Property Photos

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

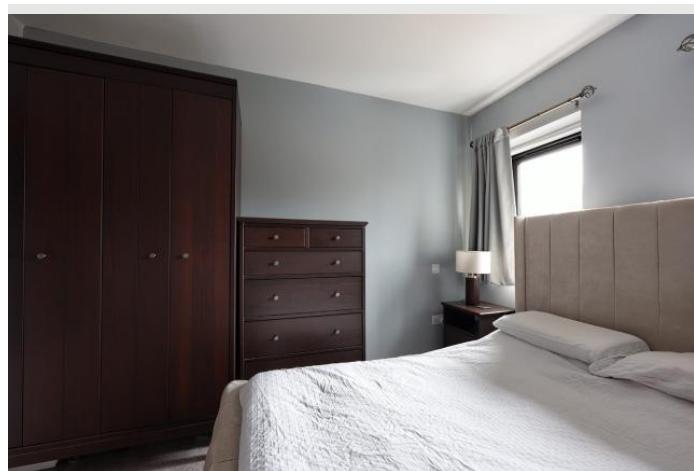


Creation Date

**29/01/2026**

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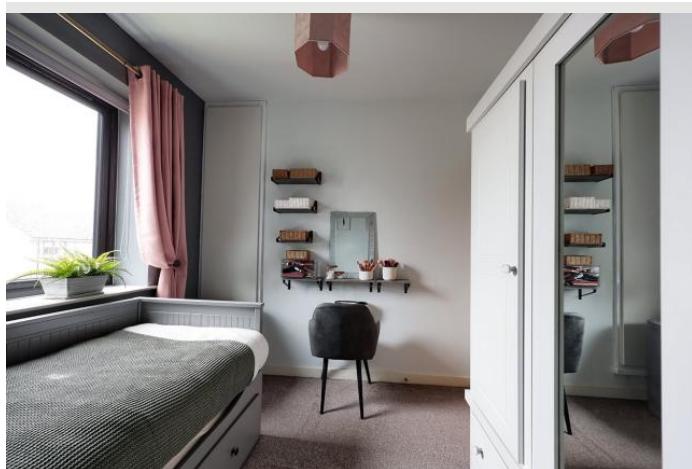
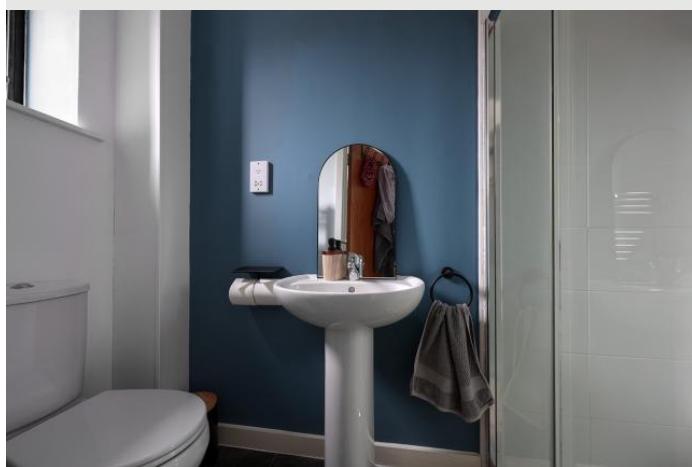


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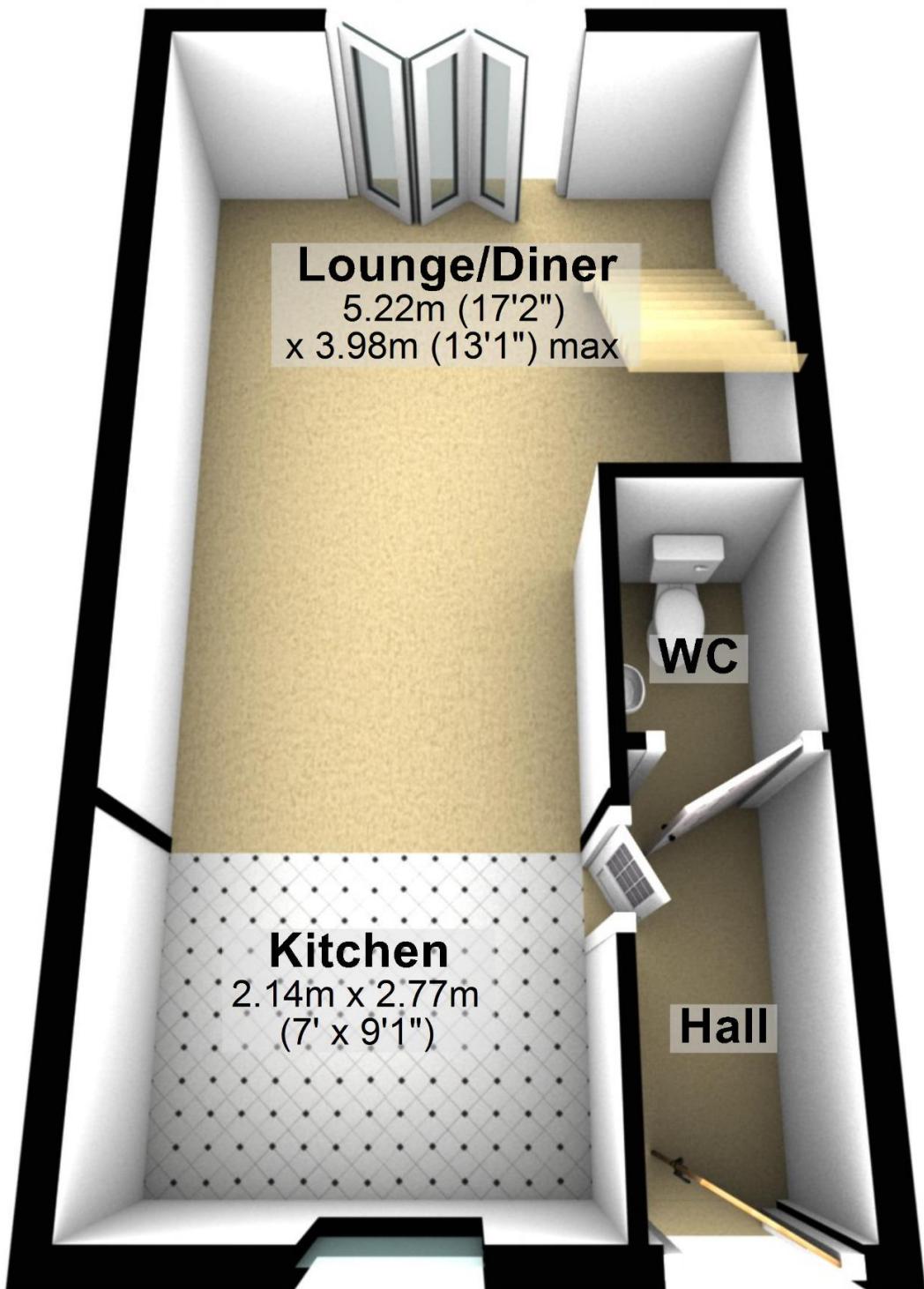
**29/01/2026**

# 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)

Creation Date

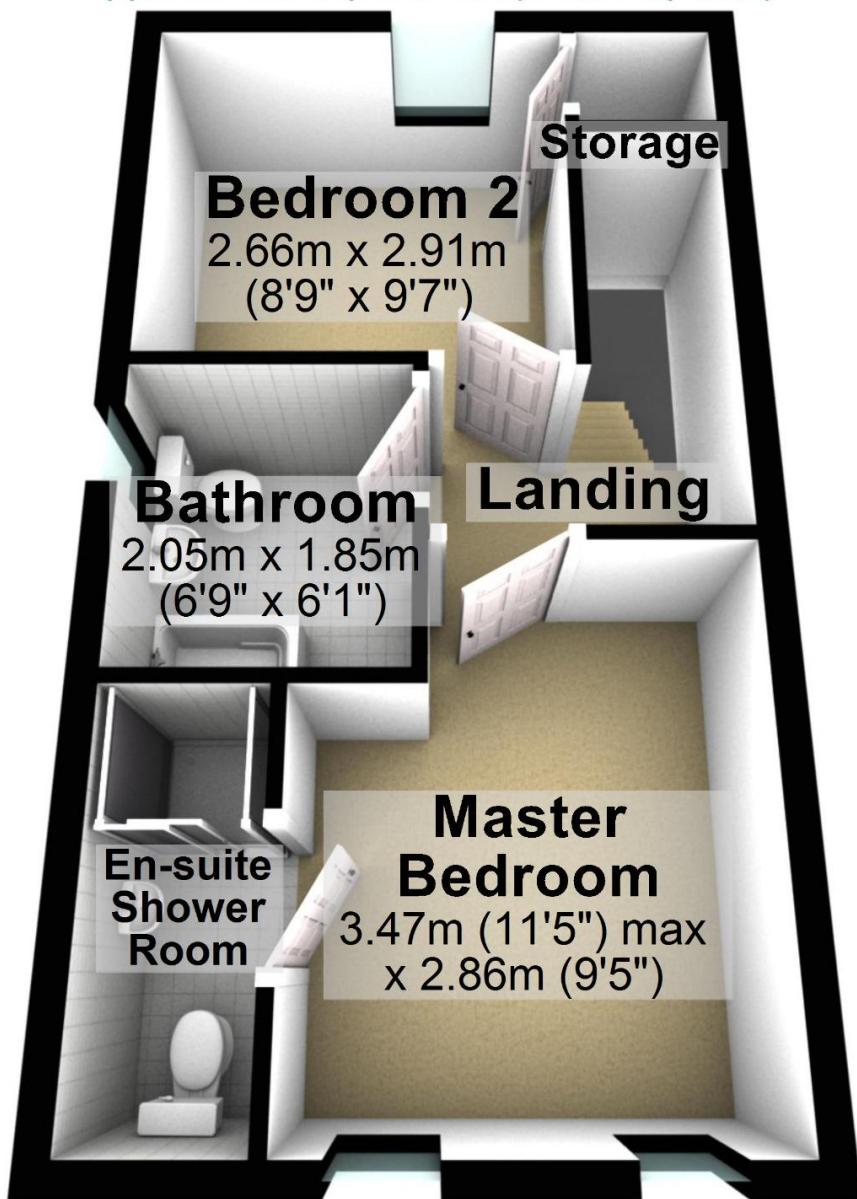
29/01/2026

# 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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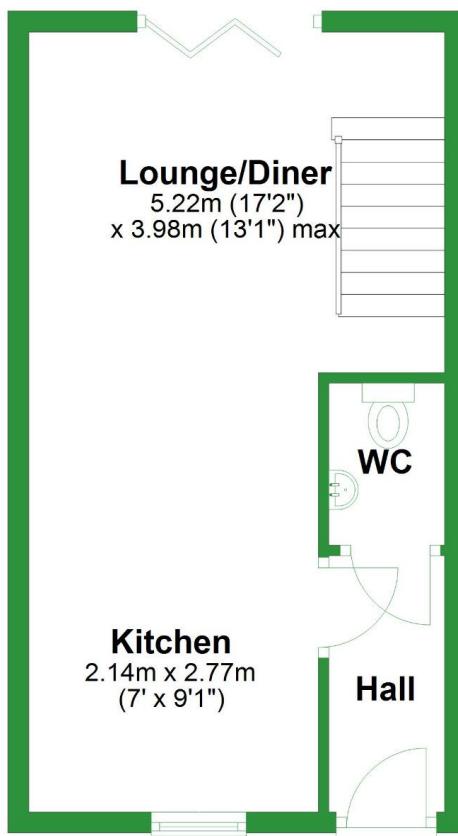
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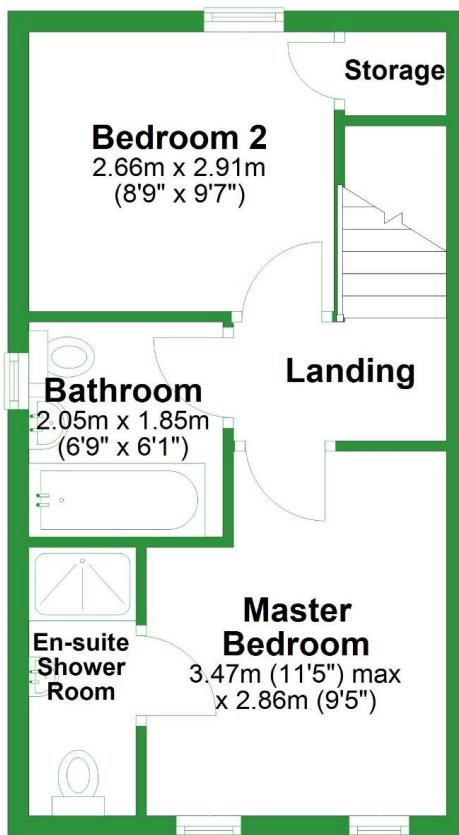
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# Property EPC

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)		
29, Albert Street PADIHAM BURNLEY BB12 8HE	Energy rating <b>F</b>	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) (<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.

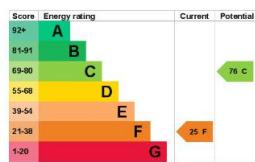
[See how to improve this property's energy efficiency](#)

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

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

## 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

## Creation Date

**29/01/2026**

# 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)

-

Creation Date

**29/01/2026**

# Property Info

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

## 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

Creation Date

**29/01/2026**

# 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

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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. I'll 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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