



85 Victoria Road

Padiham, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

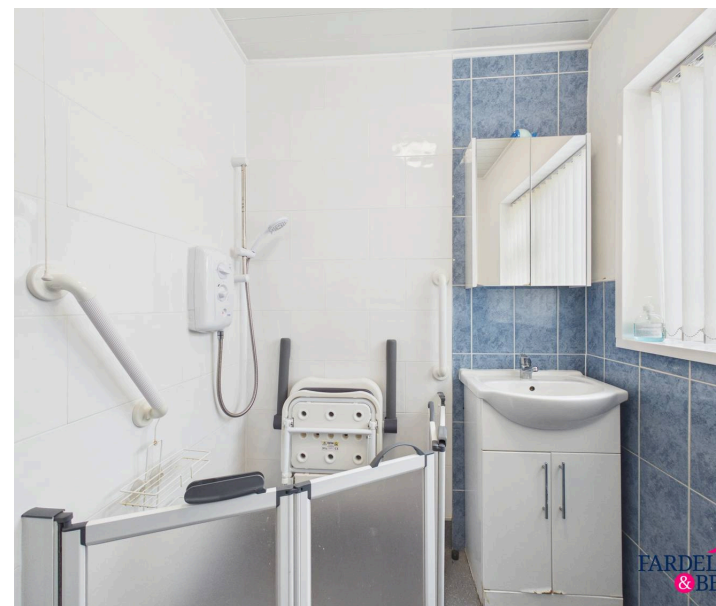
EPC Environmental Impact Rating:

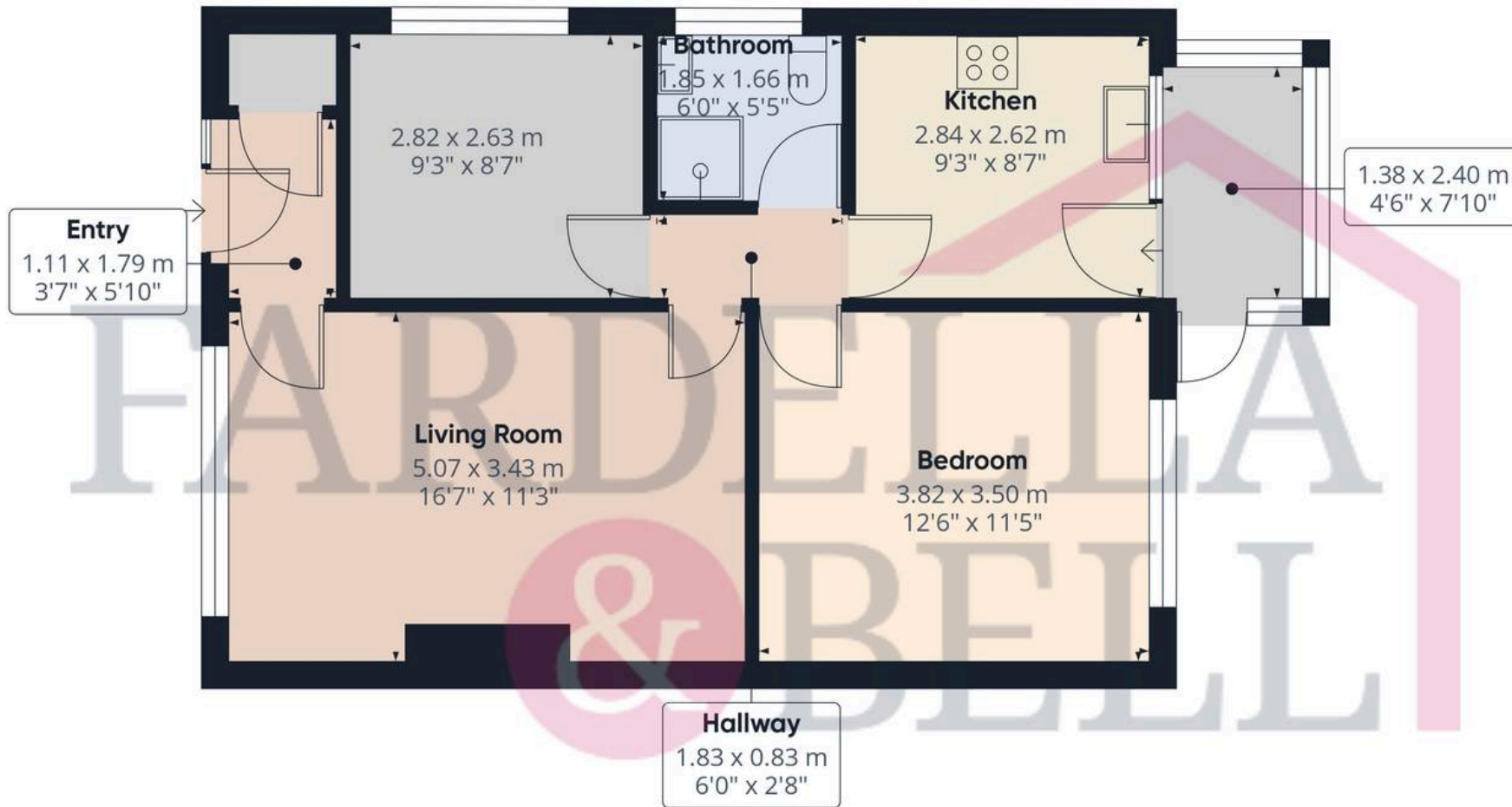
- 2 Bedroom Semi Detached Bungalow
- Driveway + Gardens
- Freehold Tenure
- Chain Free
- Gas Central Heating + uPVC Double Glazing
- Wetroom Bathroom



Property Description

Entered via a front porch, this well kept bungalow offers practical lateral living, with essential accommodation arranged on one level. The living room is a bright and welcoming space, comfortably sized for lounge furniture and centred around a feature fireplace, with a large window allowing in plenty of natural light. The kitchen is fitted with a range of wall and base units, providing useful storage and worktop space, and includes a sink unit, plumbing point for a washing machine, space for further appliances and a freestanding oven. The bedrooms are well proportioned, with the main bedroom enjoying a pleasant rear outlook and room for further furniture, while the second bedroom offers flexibility as a guest room, dressing room or study. The bathroom is arranged as a wet room and includes a level access shower, designed with practicality and ease of use in mind. To the rear, a sun room provides an additional seating area overlooking the garden.





Approximate total area⁽¹⁾

57.1 m²
615 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.

GIRAFFE 360



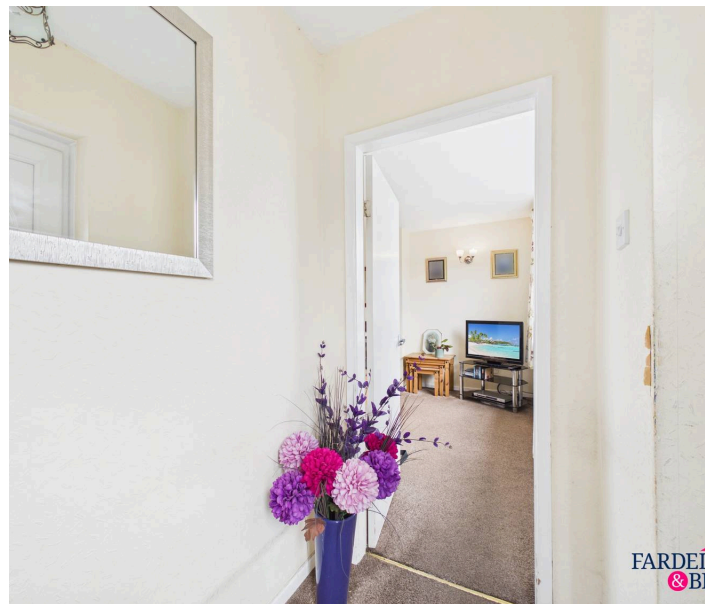


GARDEN

Externally, the property enjoys a generous corner style plot with gardens to the front, side and rear, offering plenty of outside space to enjoy. To the front, there is a lawned garden with planted borders alongside a driveway providing off road parking. A ramped approach leads to the front door, supporting step-free access from the street and making entry into the bungalow straightforward and practical. To the rear, the garden combines paved patio areas, planted beds, established shrubs and a lawned section, creating a pleasant outdoor space with scope for seating, pottering or entertaining. A sun room extends off the rear of the property and looks out over the garden, adding to the connection between indoors and out. The plot also benefits from useful outbuildings, including a timber shed, while gated side access adds further convenience.

DRIVEWAY

4 Parking Spaces





BRITISH
PROPERTY
AWARDS

2025
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
AWARDS

2025
★ ★ ★ ★ ★

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IN NORTH WEST
(CUMBRIA & LANCASHIRE)

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