


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lancaster Drive, Padiham, BB12 7DU

£199,950

AN EXCEPTIONAL THREE BEDROOM SEMI-DETACHED PROPERTY IN PADIHAM

Nestled in the charming area of Lancaster Drive, Padiham, Burnley, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the lovely garden, which provides a serene outdoor retreat for relaxation and recreation. Additionally, the conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the garden, making it a wonderful spot for enjoying morning coffee or afternoon tea.

The property also includes a garage, providing convenient storage or parking options. Situated in a sought-after location, this home benefits from a friendly community atmosphere and easy access to local amenities, schools, and transport links.

This semi-detached house on Lancaster Drive is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it is sure to attract interest from those looking for a comfortable and inviting home. Do not miss the chance to make this property your own.

Lancaster Drive, Padiham, BB12 7DU

£199,950

 3  1  1  C

- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hallway

13'4 x 5'11 (4.06m x 1.80m)

Reception Room

24'6 x 10'5 (7.47m x 3.18m)

Kitchen

10'4 x 7'10 (3.15m x 2.39m)

Conservatory

10'9 x 8'4 (3.28m x 2.54m)

First Floor

Landing

8'6 x 6'5 (2.59m x 1.96m)

Bedroom One

13'3 x 9'9 (4.04m x 2.97m)

Bedroom Two

10'6 x 9'9 (3.20m x 2.97m)

Bedroom Three

9'5 x 6' (2.87m x 1.83m)

Bathroom

6'5 x 5'5 (1.96m x 1.65m)



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