

Property Details

22 Masefield Avenue, Padiham,
Burnley, Lancashire, BB12 8SY

OIRO **£225,000**



Property Photos

22 Masefield Avenue, Padiham, Burnley, Lancashire, BB12 8SY



Creation Date
22/06/2026

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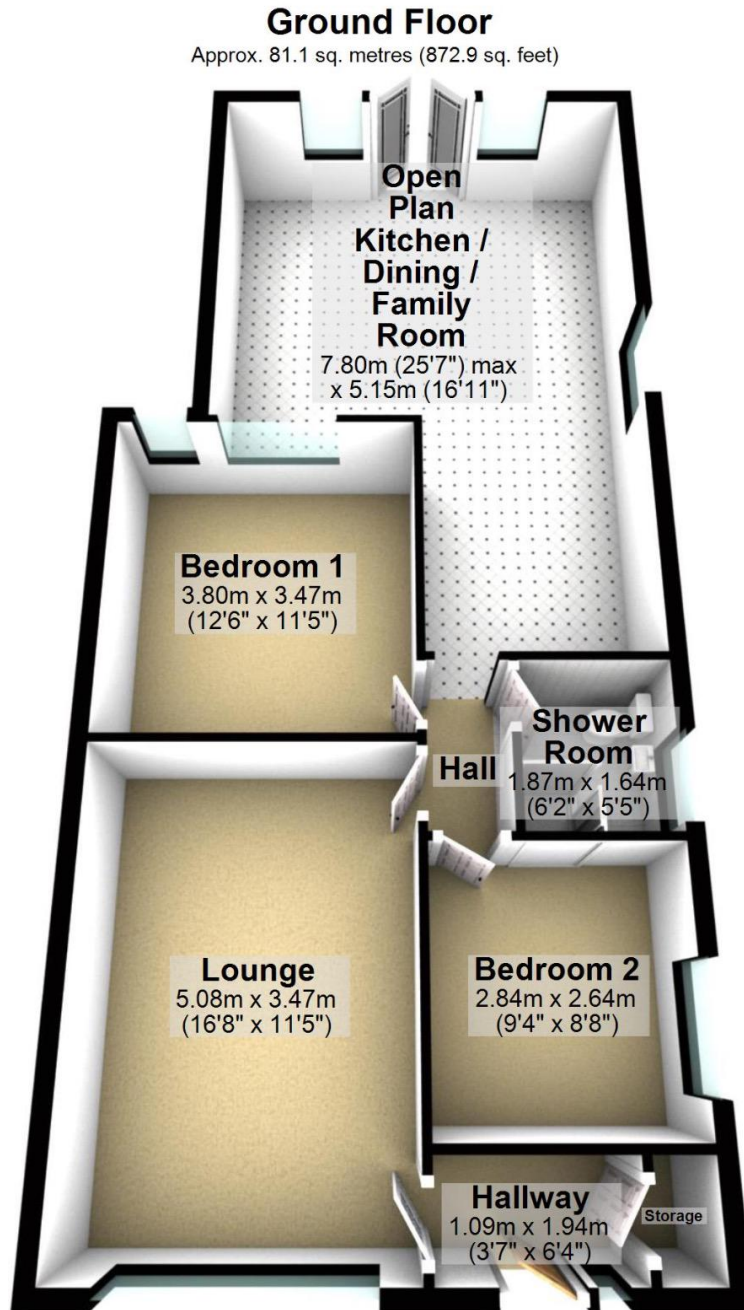
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Property Floor Plans

22 Masefield Avenue, Padiham, Burnley, Lancashire, BB12 8SY



Total area: approx. 81.1 sq. metres (872.9 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

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Property Floor Plans

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Ground Floor

Approx. 81.1 sq. metres (872.9 sq. feet)



Total area: approx. 81.1 sq. metres (872.9 sq. feet)

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Property EPC

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Energy performance certificate (EPC)			
22 Masefield Avenue Padiham BURNLEY BB12 8SY	Energy rating D	Valid until: 5 July 2033	Certificate number: 2613-6027-4002-0303-1906
Property type	Semi-detached bungalow		
Total floor area	80 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
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 .			
Energy rating and score			
This property's current energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency .		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	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		61 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Property Info

22 Masefield Avenue, Padiham, Burnley, Lancashire, BB12 8SY

Property Type

Bungalows

Property Style

Semi-Detached Bungalow

Bedrooms

2

Bathroom

1

Receptions

2

Tenure Type

Freehold

Floor Area

872

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC, FTTP

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£225,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

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Property Features

22 Masefield Avenue, Padiham, Burnley, Lancashire, BB12 8SY

Feature 1

Spacious Two-bedroom Bungalow Offering Convenient Single-storey Living

Feature 2

Bright And Welcoming Lounge With Feature Electric Fireplace

Feature 3

Fully Fitted Kitchen With A Range Of Base And Wall Units And Ample Worktop Space

Feature 4

Two Generous Double Bedrooms

Feature 5

Contemporary Shower Room With Walk-in Rainfall Shower

Feature 6

Attractive Multi-level Rear Garden Designed For Relaxing And Entertaining

Feature 7

Move-in Ready Home Suited To A Wide Range Of Buyers

Property Description

22 Masefield Avenue, Padiham, Burnley, Lancashire, BB12 8SY

Spacious Two-Bedroom Bungalow with Stunning Open-Plan Living and Attractive Rear Garden

Key Features

Spacious two-bedroom bungalow offering convenient single-storey living
Bright and welcoming lounge with feature electric fireplace
Impressive open-plan kitchen, dining and family room, ideal for modern lifestyles
Fully fitted kitchen with a range of base and wall units and ample worktop space
Integrated oven, grill, electric hob, fridge freezer, dishwasher and washer/dryer
Granite sink with boiling hot water tap and breakfast bar seating area
Patio doors opening directly onto the rear garden, creating a seamless indoor-outdoor connection
Two generous double bedrooms providing comfortable and versatile accommodation
Contemporary shower room with walk-in rainfall shower and stylish fittings
Attractive multi-level rear garden designed for relaxing and entertaining
Decking area with bar together with a separate patio seating space
Detached garage providing useful storage and additional practicality
Driveway offering off-road parking for multiple vehicles
Move-in ready home suited to a wide range of buyers

This spacious two-bedroom bungalow offers a fantastic blend of comfortable accommodation and modern open-plan living. The property is ideally suited to a range of buyers seeking convenient single-storey living.

The welcoming lounge enjoys plenty of natural light and features a central electric fireplace, creating a warm focal point within the room.

The heart of the home is the impressive open-plan kitchen, dining and family room. The fitted kitchen offers a range of units, integrated appliances, a granite sink with boiling hot water tap, and a breakfast bar for informal dining. The dining and family area provides excellent space for everyday living and entertaining, with patio doors opening directly

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onto the rear garden.

There are two generous double bedrooms, both offering comfortable accommodation, alongside a modern shower room featuring a walk-in rainfall shower and contemporary fittings.

Externally, the property benefits from an attractive multi-level rear garden incorporating a decking area with bar and a patio seating space, creating an ideal setting for relaxing and entertaining. To the front, a driveway provides off-road parking for multiple vehicles and leads to a detached garage.

From the Agent's Perspective:

The open-plan kitchen, dining and family room is undoubtedly the standout feature of this home, providing a superb space for modern living. Combined with the attractive garden, detached garage and well-proportioned accommodation throughout, this bungalow offers a wonderful opportunity for buyers seeking a move-in ready home.

Additional Information

Tenure- Freehold

Council tax band - C

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks

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