



238 Burnley Road

Padiham, Burnley

Council Tax band: D

Tenure: Leasehold

- 3 Bedroom Detached
- Extended + Additional Land
- Off Road Parking + Garage
- Gas Central Heating
- 4 Reception Areas + 2 Bathrooms
- Further leased garden to the rear - £20.16 annually

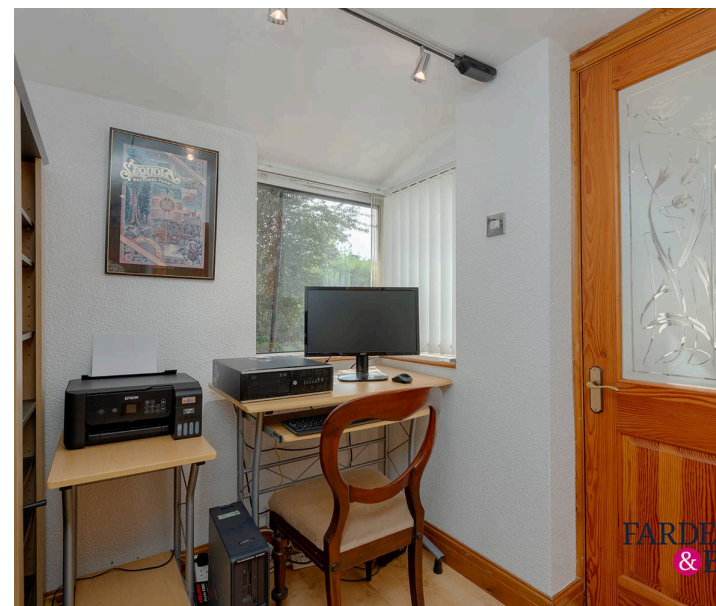


Ground Floor

Step inside this spacious and character-filled home where traditional features blend effortlessly with flexible modern living. The welcoming entrance hallway showcases stunning original wood panelling, feature stained glass detailing and a traditional staircase, creating an immediate sense of warmth and charm. To the front is a generous bay-fronted living room complete with decorative coving and feature fireplace, while a second reception room offers additional living space perfect for relaxing or entertaining. The property continues into an extended dining or sitting area to the rear with doors opening out to the garden, allowing plenty of natural light to flow through. The fitted kitchen offers an excellent range of storage, integrated appliances and ample worktop space. A separate office area provides an ideal work-from-home setup, whilst the ground floor shower room adds further convenience. Completing the layout is a useful utility room with internal access through to the garage.

First Floor Description

Upstairs, the property continues to impress with three well-proportioned bedrooms and a spacious landing area enhanced by the continuation of the original wood panelling and character features. The main bedroom enjoys a bright bay window allowing plenty of natural light to pour through, whilst also benefiting from extensive fitted furniture and overhead storage creating a practical yet spacious feel. Bedroom two is another generous double room complete with fitted wardrobes, making excellent use of the available space. The third bedroom offers flexibility as a single bedroom, nursery, dressing room or additional office space. Completing the first floor is a well-presented bathroom fitted with a two-piece suite alongside a separate WC for added convenience.







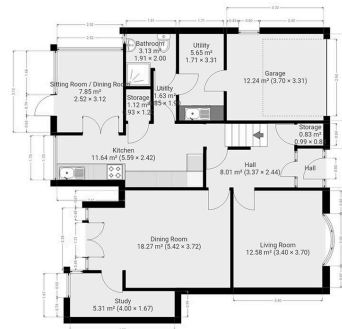
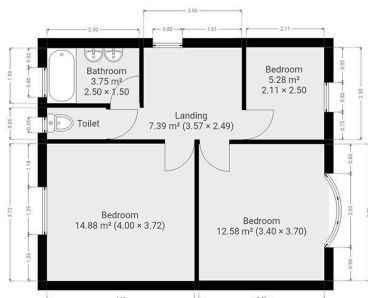


GARDEN

Externally, the property sits proudly on a generous plot with mature greenery creating a strong sense of privacy and kerb appeal. To the front, a large driveway provides ample off-road parking and leads to the attached garage, whilst the additional purchased parcel of land to the side further enhances the overall outdoor space and future potential. The front garden is well established with decorative gravelled areas, mature shrubs and hedging adding character and screening from the roadside. To the rear, the property benefits from a substantial paved garden designed for low maintenance living, offering an excellent space for outdoor seating, entertaining or family enjoyment. Surrounded by mature borders, established planting and hedging, the garden enjoys a private feel with a pleasant open aspect. The property also comes with an additional owned plot of land to the side aspect which makes this property even more desirable. In addition, the current owners rent a further section of adjoining garden space from the council at approximately £20.16 per annum, creating even more usable outdoor space rarely found with properties of this style.

DRIVEWAY

2 Parking Spaces



Total Property Area: approx - 134.84 Sq Meters (1,451 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and circulation are approximate. No liability is accepted for any errors and they do not form part of any agreement. No liability is taken for any error.



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