

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Because life is

Petty
Real

Asking Price £250,000



62 Kings Drive
Padiham
Burnley
BB12 7DF

3 1 1 E

Council Tax Band: C



Petty Real are delighted to present to the market this impressive three-bedroom detached home on the ever-popular Kings Drive, Padiham – a property that simply must be viewed to be truly appreciated.

Occupying one of the largest plots on the estate, this fantastic home offers generous outdoor space and a rare combination of extensive parking and garaging. To the front, you will find ample off-road parking alongside an integral garage, while to the rear there is the added benefit of a separate detached garage – perfect for additional vehicles, storage, or those with larger collectables. There is two access points one front and one rear.

The property also boasts not been overlooked from the front or the rear!

Ideally positioned close to highly regarded primary and secondary schools, as well as a range of local amenities, this property is perfectly suited to families. For commuters, major road links including the M65 and the Accrington Bypass, providing convenient access between Burnley and Manchester, are just a short drive away.

Offering space, practicality and a superb location, this is an opportunity not to be missed. Contact Petty Real today to arrange your viewing.

Property Description

Entering through the front door into the entrance vestibule (1.82m x 1.43m), you are welcomed into the entrance hallway (1.81m x 1.49m). To the left sits the primary reception room (4.15m x 4.08m), a spacious and bright living area offering ample room for a range of freestanding furniture, making it an ideal main family living space.

To the rear of the lounge is a further reception room (2.66m x 3.16m), creating a natural flow through to the kitchen. This versatile space could serve as a formal dining room, additional sitting room or playroom depending on your needs. Adjacent to this, and open to the kitchen area, is another dining space (2.21m x 3.34m) with ample room for a family dining table. A door along the rear wall provides direct access out to the garden.

The kitchen (2.40m x 4.51m) features fitted counters along the rear wall and right-hand side, with space for a freestanding cooker. The sink is positioned beneath the window, overlooking the rear garden, allowing for plenty of natural light.

To the side of the front door is the integral garage (2.58m x 4.11m), ideal for secure parking or additional storage. Located off the kitchen are two useful storage areas (2.65m x 4.19m and 1.71m x 1.66m), perfectly suited for workshop space, hobbies or ongoing projects.

At the end of the generous rear garden stands a substantial detached garage (5.24m x 5.96m), offering excellent storage for vehicles or further potential, subject to the necessary local authority permissions.

To the first floor, the master bedroom (3.21m x 4.08m) overlooks the front of the property and provides ample space for a large bed, bedside tables and wardrobes. Bedroom three (1.94m x 3.04m), also positioned to the front, is ideal as a child's bedroom, home office or guest room. To the rear is bedroom two (2.92m x 3.16m), a well-proportioned double room. Completing the first floor is the family bathroom (2.07m x 1.64m), fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.

View more about this property online....

www.pettyreal.co.uk

[@PettyEstAgents](https://www.instagram.com/PettyEstAgents)

[/pettyestateagents](https://www.facebook.com/pettyestateagents)