



25 Herbert Street

Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

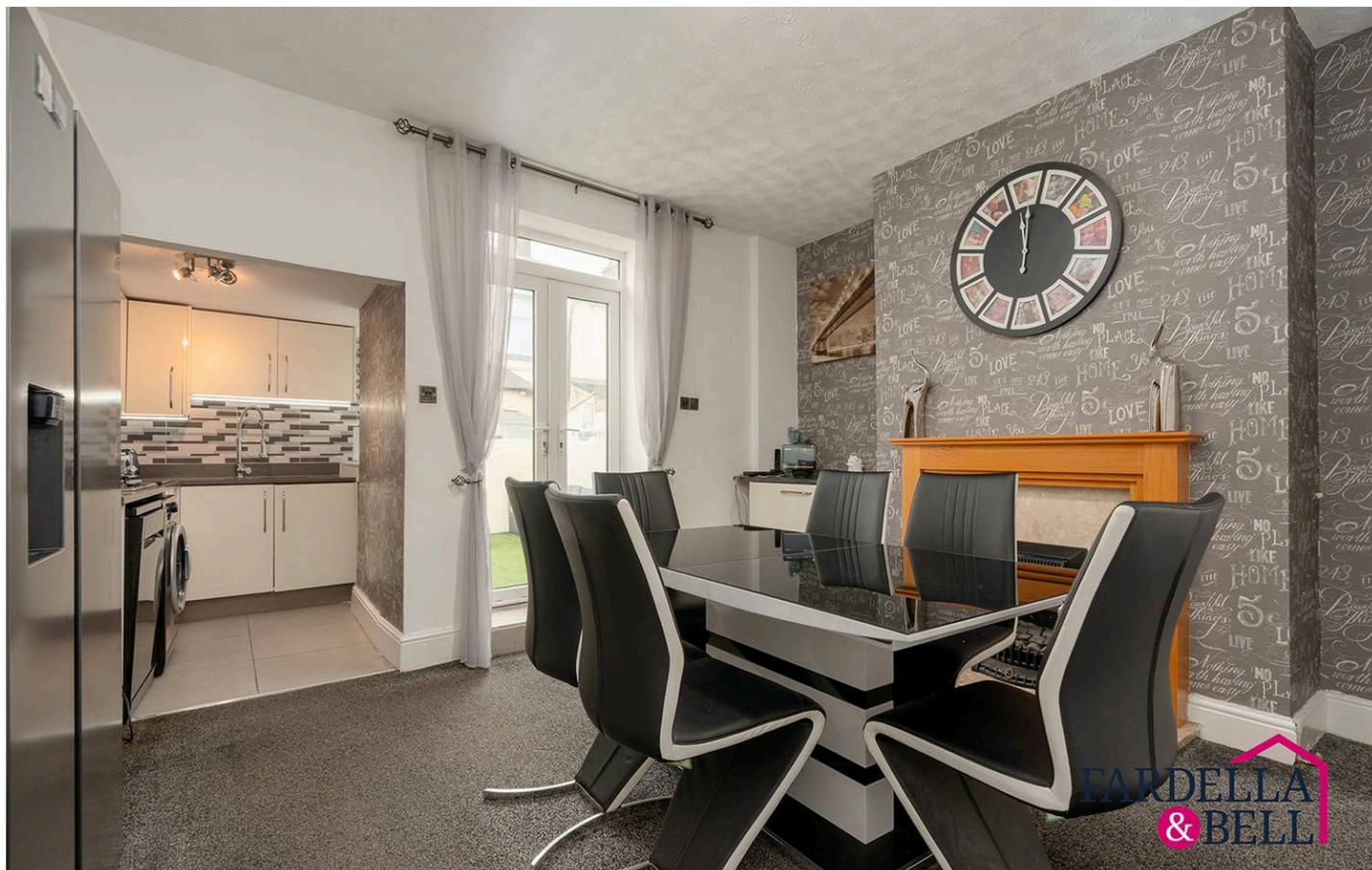
EPC Environmental Impact Rating:

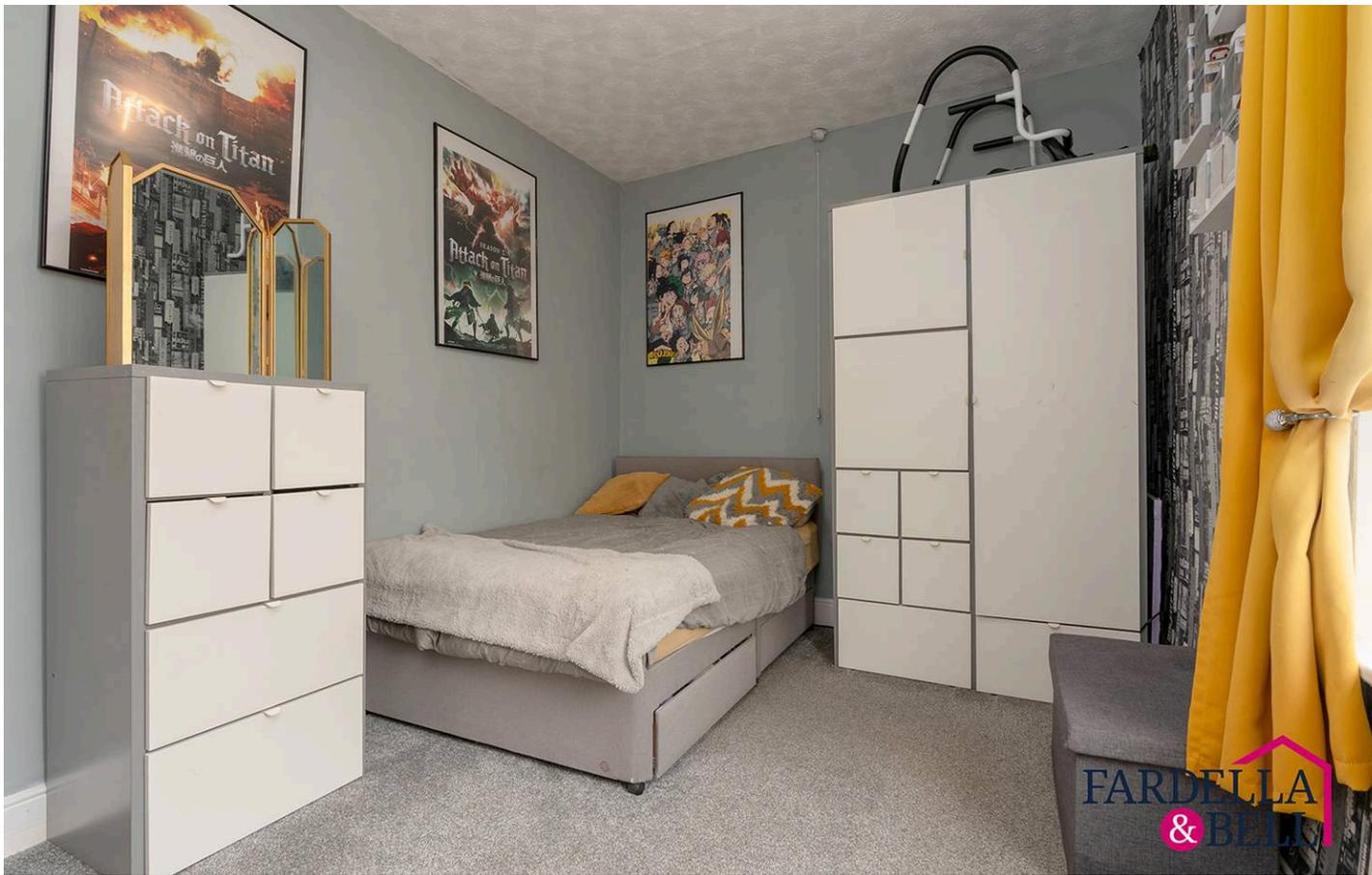
- 2 Bedroom Mid Terraced
- Fitted kitchen with granite work surfaces & neff appliances
- Four piece suite bathroom
- Log Burner
- Council Tax Band A + Leasehold Tenure
- Gas central heating + uPVC double glazing
- Opportunity to potentially purchase chain free



Property Description

Step inside to a well-presented and thoughtfully laid out home, offering two versatile reception rooms. The main living room is bright and inviting, centred around a feature fireplace with log burner, creating a cosy focal point. A separate dining room provides an ideal space for entertaining, with French doors opening out to the garden and seamless access through to the extended kitchen. The kitchen has been extended to maximise space and functionality, fitted with a range of modern units, integrated appliances and granite worktop space and plumbing point for white goods. To the first floor, the property offers two well-proportioned double bedrooms. The main bedroom is spacious and tastefully finished, while the second bedroom is ideal for a child's room, guest space or home office. Completing the internal accommodation is a stylish four-piece family bathroom, featuring a freestanding bath, shower enclosure, push button wc and contemporary fittings, finished with neutral tiling.



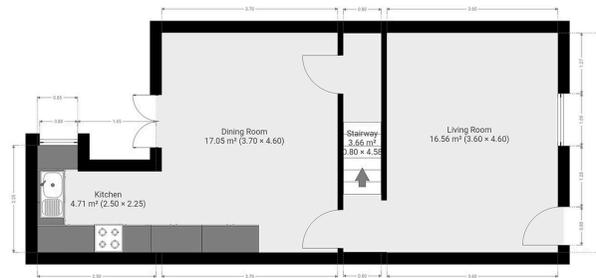
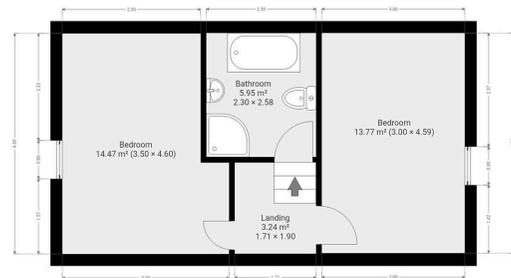


GARDEN

The rear yard has been designed for low maintenance living, offering a private and enclosed outdoor space that can be enjoyed all year round. Finished with artificial lawn, it provides a clean and usable surface with minimal upkeep, ideal for relaxing or entertaining. The space is well-proportioned and benefits from secure boundary walls, creating a sense of privacy. A timber access gate leads out to the rear, while the yard itself offers ample room for outdoor seating and social space.

ON STREET

1 Parking Space



Total Property Area: approx - 79.4 Sq Meters (854.65 Sq Feet)

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