



19 Whalley Road

Padiham, Burnley

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Private front garden
- Large uPVC double glazed bay windows
- Herringbone wooden flooring
- End terrace
- Council tax band C
- 3 bedrooms
- Sought after location
- On street parking



General Overview

This end of terrace property offers a spacious reception room with a large UPVC bay window, laminate flooring, and a gas fireplace as the focal point. The kitchen diner benefits from dual aspect windows and integrated appliances such as the gas hob, oven and overhead extractor fan. The basement includes glass panelled doors to the exterior, a WC, and a laundry room along with modern ceiling spotlights. Upstairs, there are three well sized bedrooms with fitted carpets and large windows. The master bedroom has an en suite with a panelled bath, glass enclosed shower, and vanity sink.

Living Room

13' 4" x 15' 1" (4.06m x 4.60m)

Kitchen Diner

Laundry Room

8' 2" x 11' 1" (2.48m x 3.38m)

Wc

2' 11" x 6' 8" (0.90m x 2.03m)

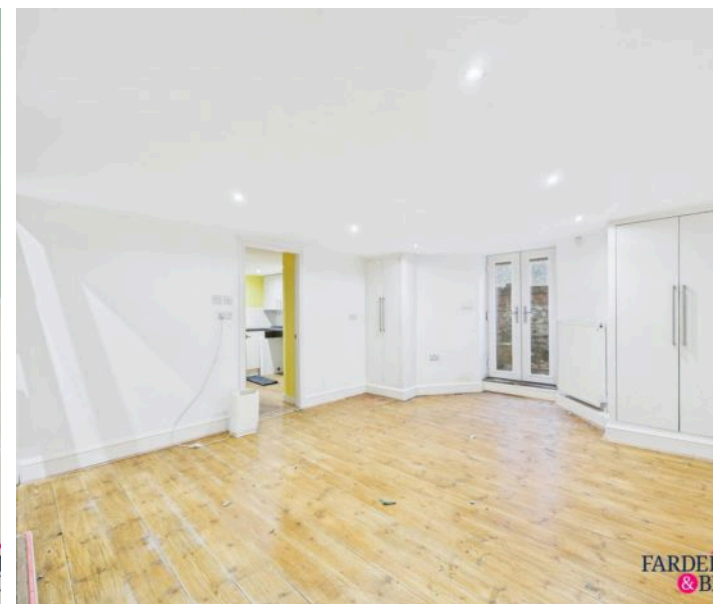
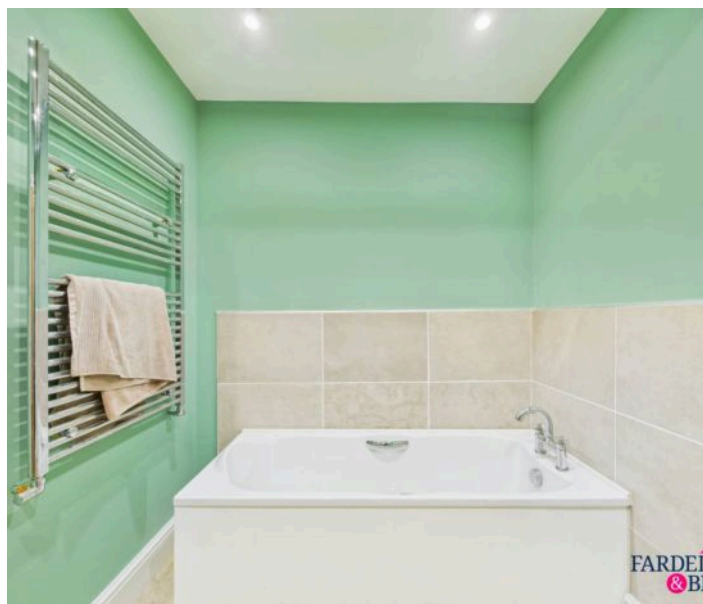
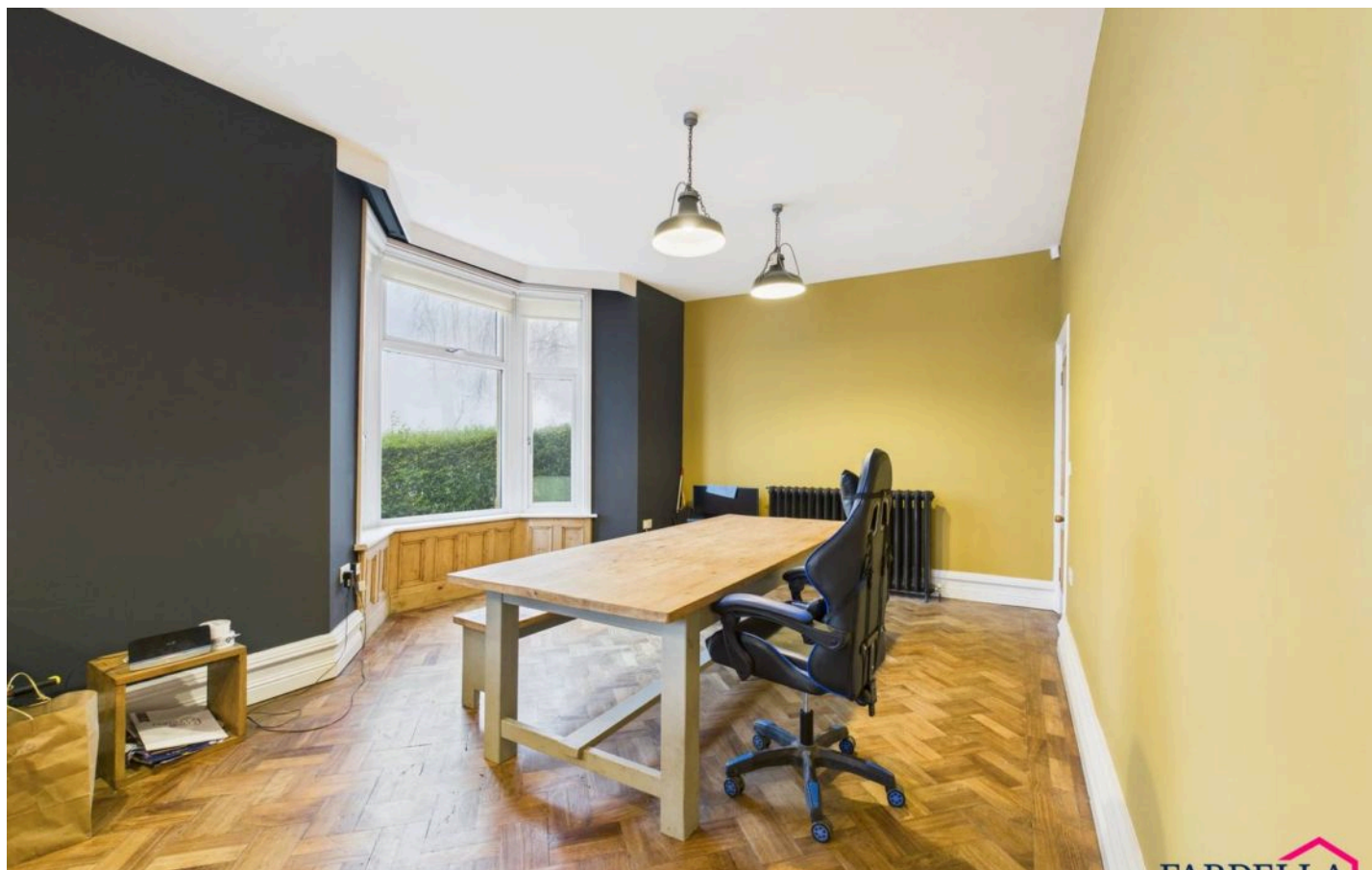
Master Bedroom

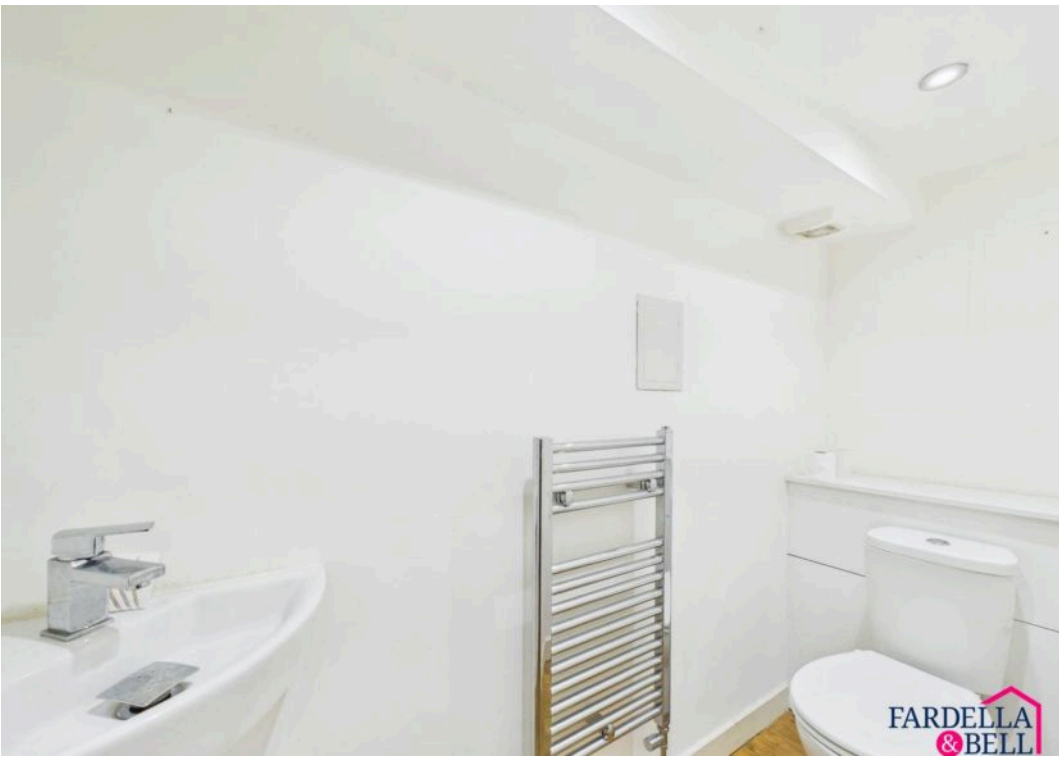
En Suite

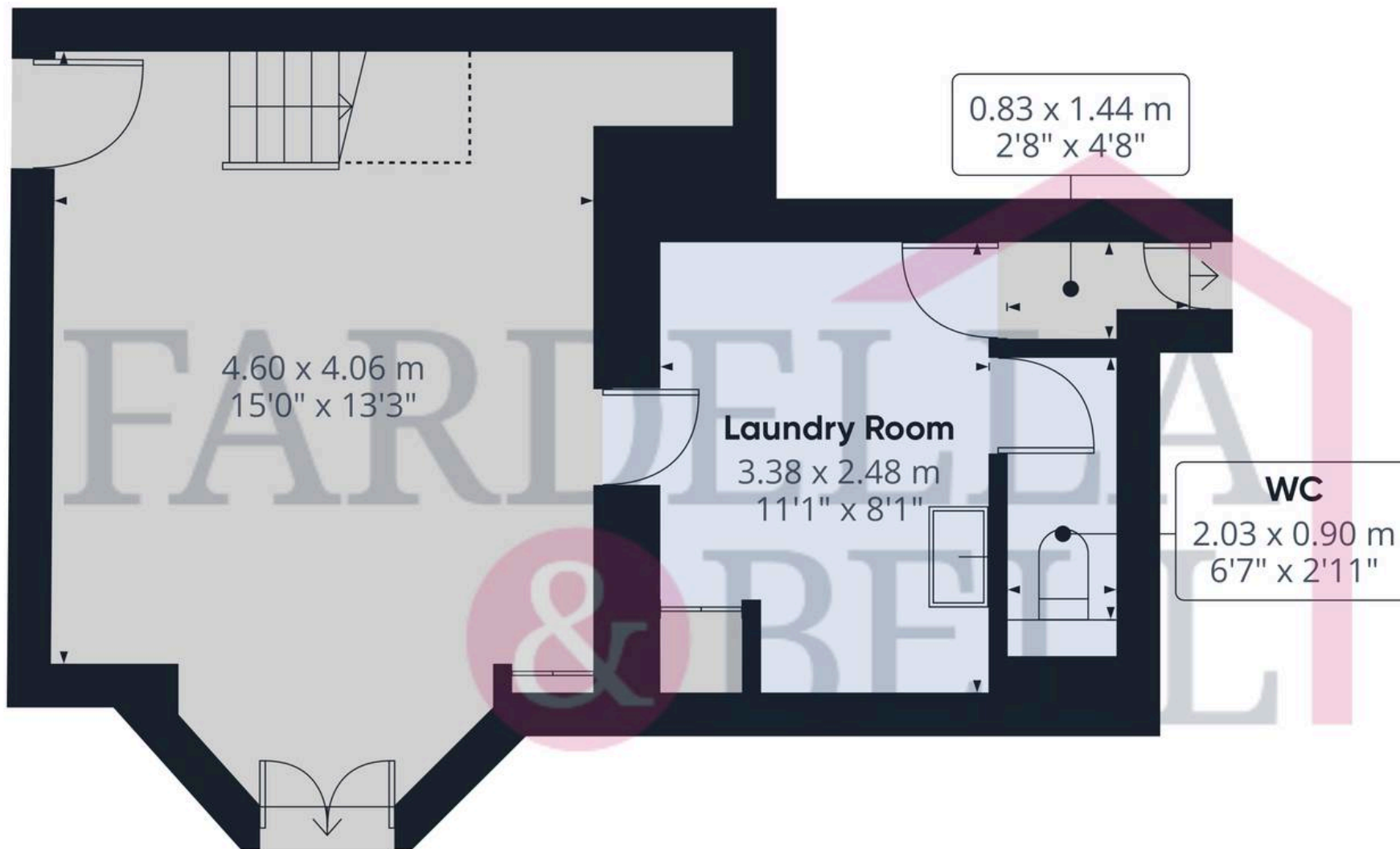
Bedroom 2

Bathroom

Bedroom 3







Approximate total area⁽¹⁾

33.4 m²
360 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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