Victoria Road, Padiham, BB12 8RE



This appealing stone-built mid-terrace home offers surprisingly spacious accommodation on the fringe of increasingly popular Padiham town centre, close to shops, supermarkets, schools and the Shuttleworth Campus. Well maintained with neutral décor and scope to personalise, the property benefits from a generous garden forecourt and private enclosed rear yard—an attractive opportunity for couples, young families and investors alike.

CLIFFORD SMITH SUTCLIFFE
ALL UNDER ONE ROOF

The Property Ombudsman

APPROVED CODE

rightmove

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net

Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532.
The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Combining traditional stone-built character with generous living space, this appealing mid-terrace home occupies a convenient position on the fringe of increasingly popular Padiham town centre. Set behind a generous garden forecourt, the property is ideally placed for the town's independent shops, supermarkets and everyday amenities, with local schools and the Shuttleworth Campus also within easy reach.

Inside, the surprisingly spacious accommodation offers well-proportioned rooms, neutral décor and an inviting setting ready for a new owner to make their own. Maintained to a good standard throughout, the home presents an attractive opportunity for couples and young families, while also appealing to landlords seeking an investment property.

A private, enclosed rear yard provides a useful outdoor space, complementing the generous forecourt to the front. With its appealing proportions, convenient location and scope for personalisation, this is a home with much to offer.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, GENEROUS SIZED RECEPTION ROOM, KITCHEN, REAR PORCH, TWO BEDROOMS, BATHROOM, GOOD-SIZED FORECOURT AND AN ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

Solid Wood Entrance Door

Having glazed panel over and opening into:-

Entrance Vestibule

3'10" x 3'07" Square pane frosted glazed panelled entrance door to:-



Reception Room One

19'05" x 15'07" into chimney breast recess. Feature fireplace with inset gas fire, laminate wood floor area, radiator coved ceiling, inbuilt meter cupboard. UPVC framed double glazed window to front elevation, stairs to first floor level with understairs storage cupboard. Access to:-



Kitchen

12'08" x 8'10" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating oven / grill and four ring ceramic hob with extractor over, coordinating worktops and part-tiled walls, radiator, plumbing for washing machine, gas fire. UPVC framed double glazed square-bay window and door leading with porch into the rear yard.

First Floor Landing

14'11" x 3'08" Inbuilt storage cupboard. Gloss panelled doors from landing and opening into:-



Bedroom One

9'07" x 15'06" into chimney breast recess with inbuilt wardrobes. Laminate wood floor, radiator, wall light points. UPVC framed double glazed window to the front elevation.



Bedroom Two

10'04" x 12'03" Laminate wood floor, radiator. UPVC framed double glazed window to the rear elevation.



Bathroom

8'01" x 9'9" Three piece white suite incorporating panelled bath with chrome mixer shower fittings and tiled area over, pedestal wash basin and low-level WC, inbuilt storage cupboard housing Main gas combination boiler, chrome heated towel rail, laminate wood floor. UPVC framed frosted double glazed window.

Outside

Generous sized forecourt which adds to the privacy and an enclosed yard to the rear.

Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : A

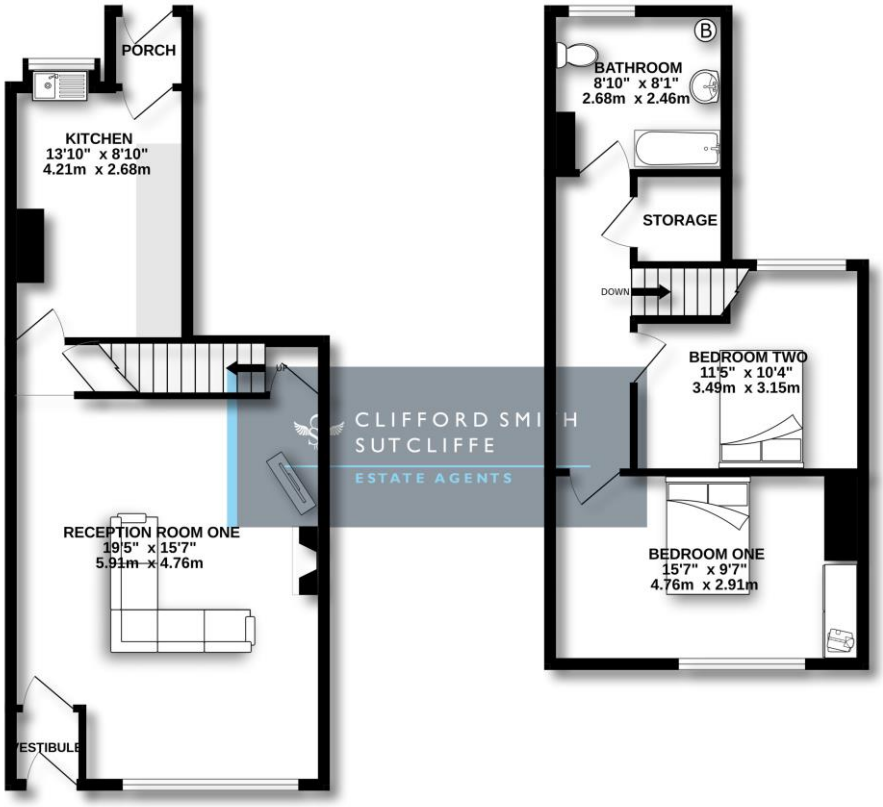
Approximate Square Footage : 877 SqFt / 82 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

FIRST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TWO BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA : 877 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026