



6 Oxford Close

Padiham, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Semi Detached
- 4 Bedrooms
- 2 Bathrooms
- Freehold Tenure with a £10.10p annual land charge
- Gorgeous Interior
- Gas Central Heating
- Chain Free Position
- uPVC Double Glazing
- Driveway + Integral Garage Space



Property Description Ground Floor

The ground floor opens with a stylish entrance porch, setting the tone for the impressive interiors beyond. The home flows into a beautifully presented open-plan living space, designed with both comfort and entertaining in mind. Solid oak flooring and underfloor heating run throughout the downstairs, adding a warm, high-quality finish while keeping the space practical. The lounge is feels bright, modern and inviting, with feature lighting, contemporary décor and a seamless connection through to the dining and kitchen area. The extended kitchen is a real standout, finished with sleek cabinetry, quartz work surfaces and a central island with breakfast seating. Integrated appliances include a dishwasher and wine fridge, there are aluminium sliding doors open directly to the rear garden, bringing in natural light and creating an easy indoor-outdoor feel. Completing the ground floor is a practical utility room with plumbing points and access to the integral garage space.

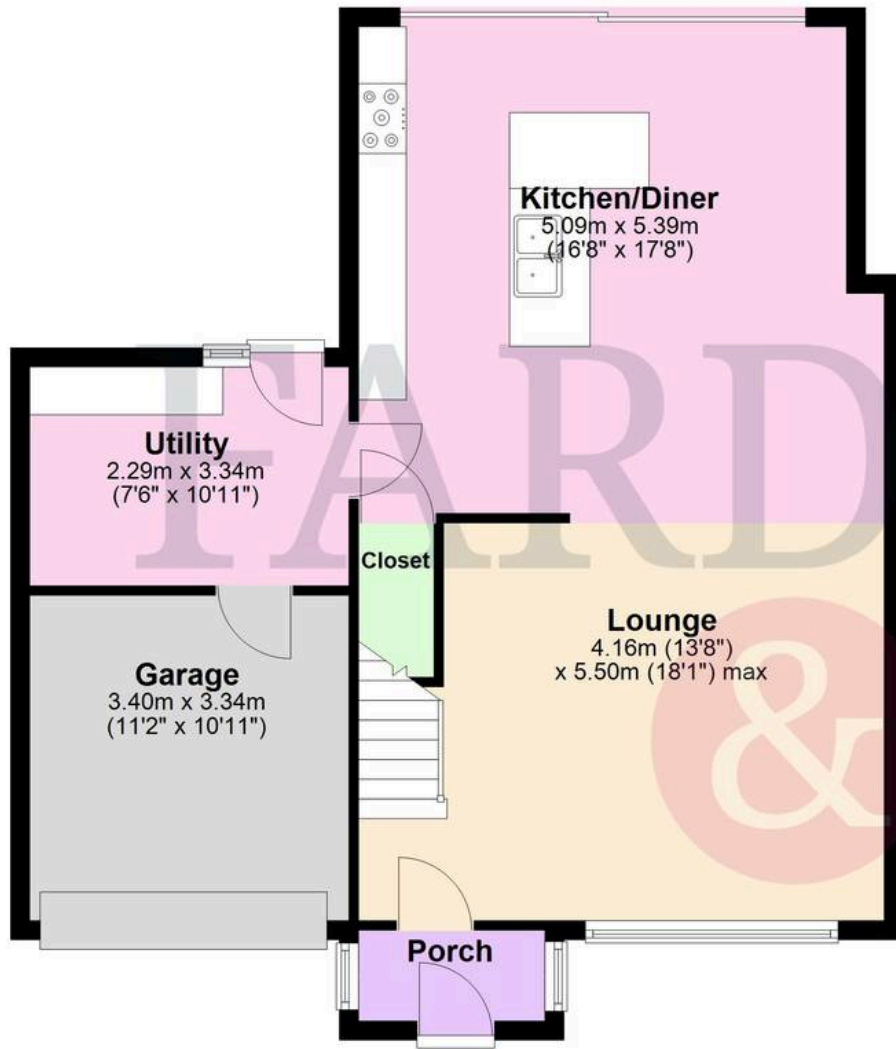
Property Description First Floor

The first floor continues the home's stylish finish, with solid flooring running through. The landing is bright and well presented, with loft access positioned to the centre, plus a second loft access point within the extended section of the home. The main bedroom is a generous double, complemented by a modern three-piece shower room. Bedroom two is another excellent double and benefits from fully fitted, inbuilt wardrobe storage, making strong use of the available space. The third bedroom is also a comfortable double, while bedroom four is currently used as a dressing room. This room includes a cleverly designed storage cupboard above the bulkhead, adding practical storage without compromising the room's usability. The first floor is completed by a contemporary family bathroom, finished with modern tiling, bath with shower over, wash basin and WC.

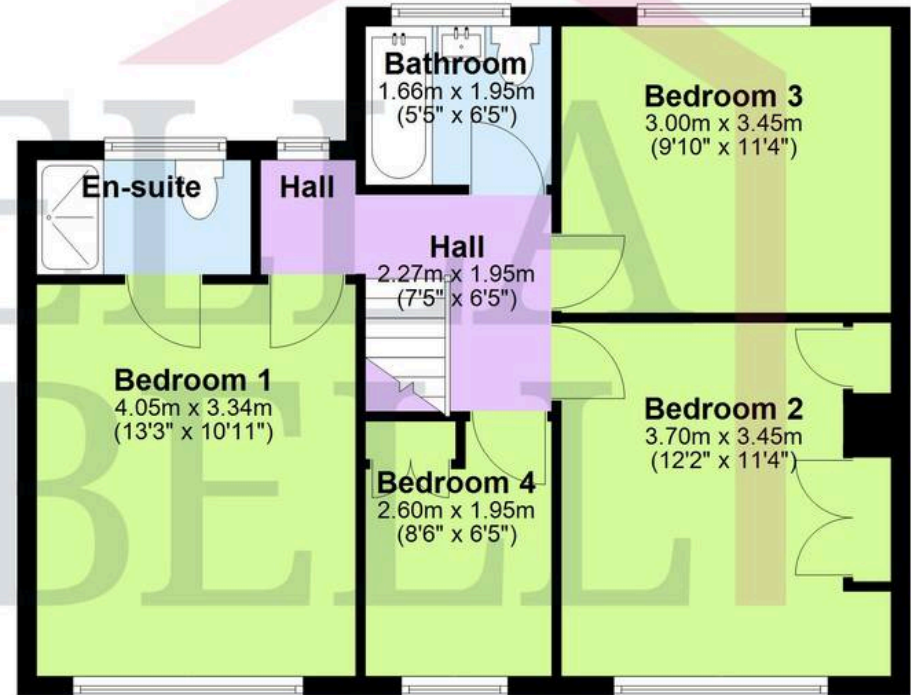




Ground Floor



First Floor



Total area: approx. 128.1 sq. metres (1378.8 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.

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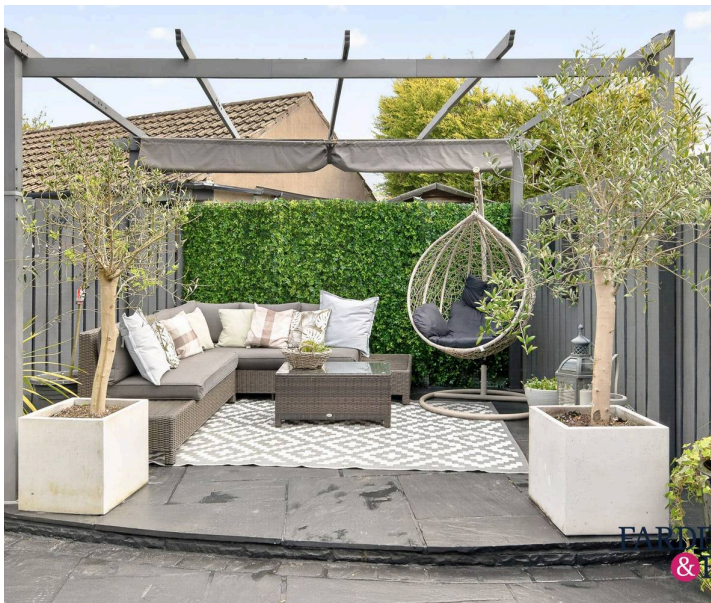


GARDEN

Externally, the property continues to impress, starting with a smart frontage designed for ease and practicality. An imprinted concrete driveway provides ample off-road parking, creating a clean and low-maintenance approach to the home. The front also benefits from an artificial lawn area and neatly presented borders, giving the property strong kerb appeal without the upkeep of a traditional garden. To the rear, the home enjoys a stylish wraparound outdoor space, thoughtfully designed for relaxing, entertaining and everyday use. The garden is fully enclosed with fenced boundaries, creating a private and secure feel, while the paved patio keeps the space easy to maintain. A dedicated seating area sits beneath a pergola, providing an ideal spot for outdoor dining or evening drinks. The rear elevation has been finished with K Rend, adding to the modern appearance of the property while keeping future maintenance to a minimum. The garden also offers side access, planted borders and useful storage space, making it both attractive and practical.

DRIVEWAY

2 Parking Spaces





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