



## 33 Berkeley Crescent

Padiham, Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Large Driveway
- Three Bedrooms
- Semi-Detached
- Good Sized Rear Garden
- Freehold
- Council Tax Band A
- Ideal Family Home
- Well Presented



### Ground Floor

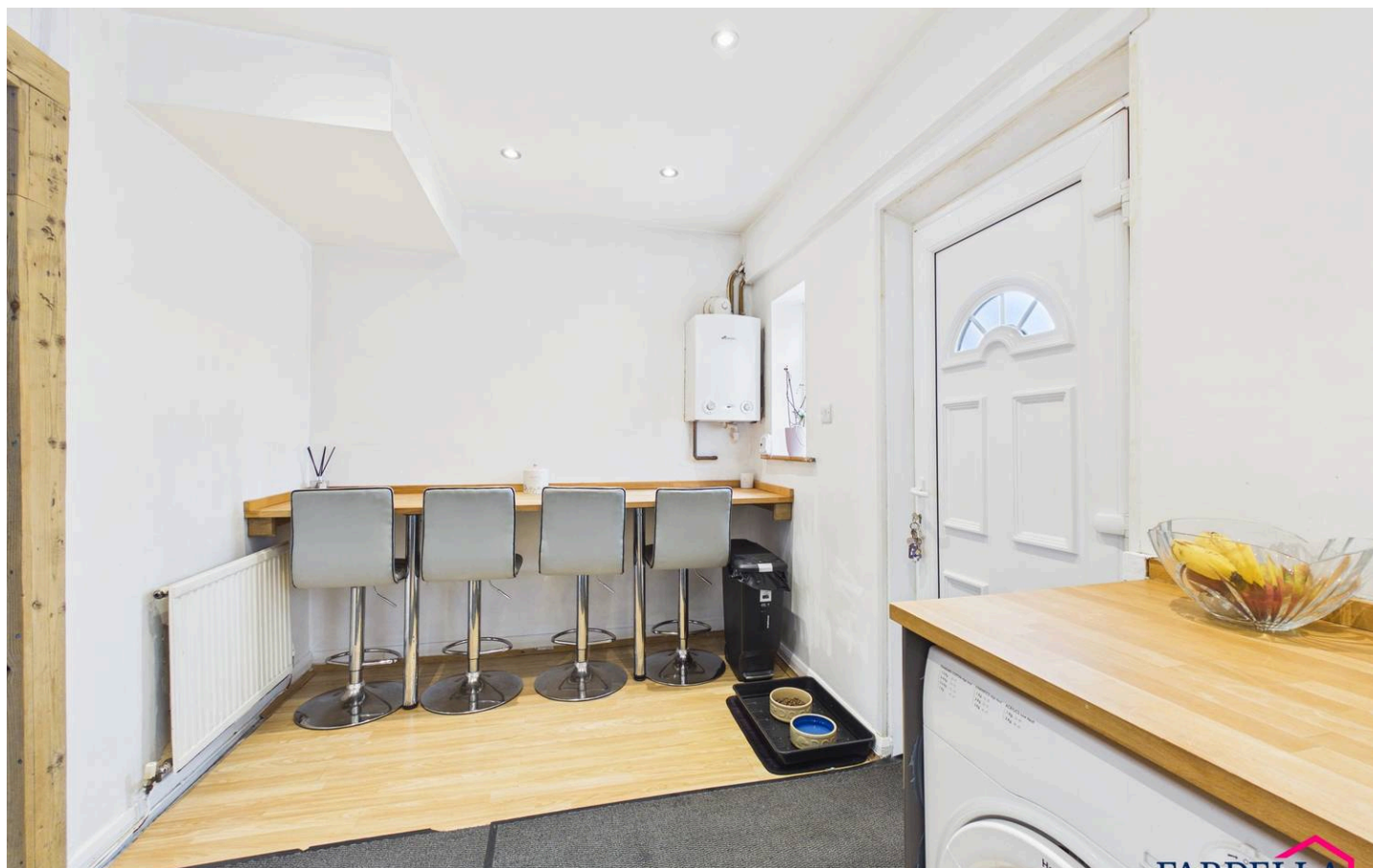
Step inside and you are welcomed into a bright and comfortable living room, a space that feels immediately homely. Natural light flows through the front-facing window, while the feature fireplace creates a natural focal point for relaxing evenings. There is ample room for both seating and everyday living. To the rear, the kitchen offers a practical and sociable layout. Fitted with modern units and generous worktop space, it is well suited to day-to-day cooking as well as hosting. There is space for appliances and a defined area for dining, making it easy to gather with family or friends. A door provides direct access to the rear garden, creating a natural connection between indoor and outdoor living.

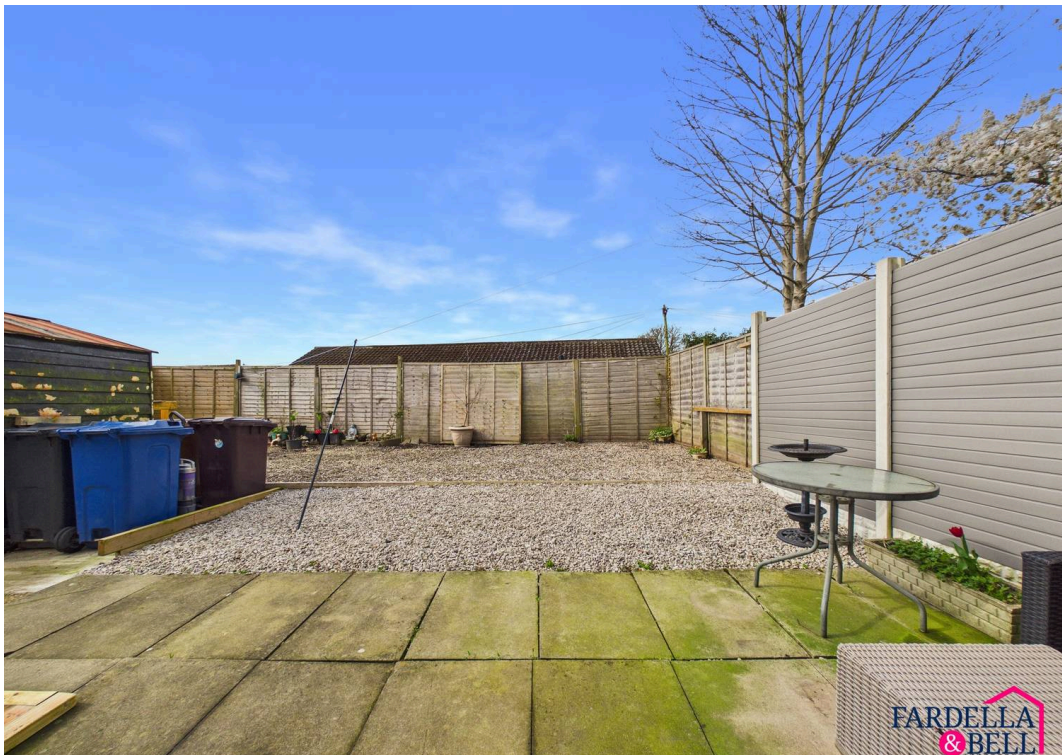
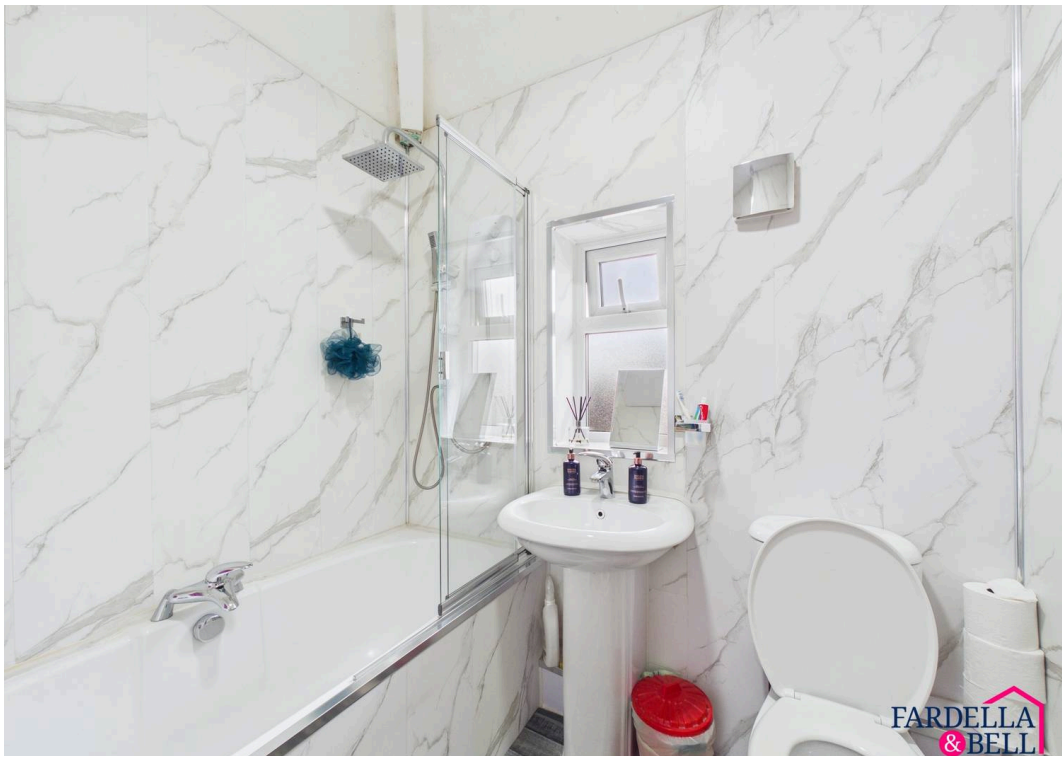
### First Floor

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is a comfortable double room with space for freestanding furniture. The second bedroom is also a good size, ideal for guests or family. The third bedroom provides flexibility and could be used as a child's room, dressing room or a quiet space to work from home. The bathroom has been finished in a clean, contemporary style and includes a bath with shower over, wash basin and WC. The neutral finish keeps the space feeling fresh and easy to maintain.

### External

To the front, a generous driveway provides off-road parking, adding everyday convenience. The rear garden has been designed with low maintenance in mind. A paved seating area sits just outside the property, ideal for outdoor dining or enjoying a morning coffee. Beyond this, a gravelled area offers further space for seating, play or planting. The garden is enclosed, providing a good degree of privacy.



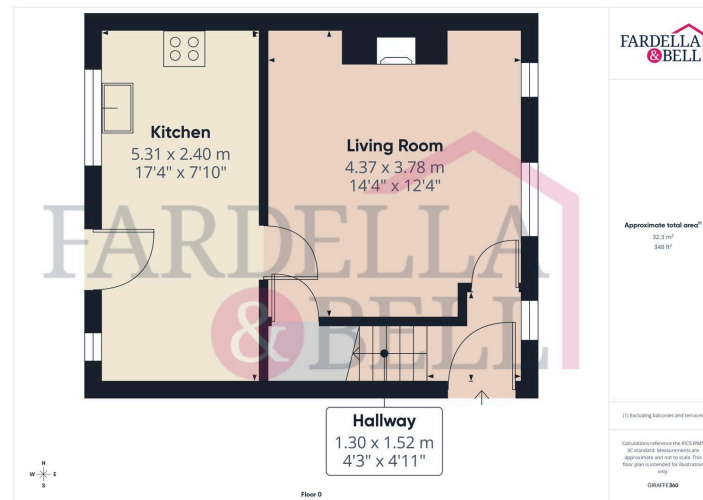
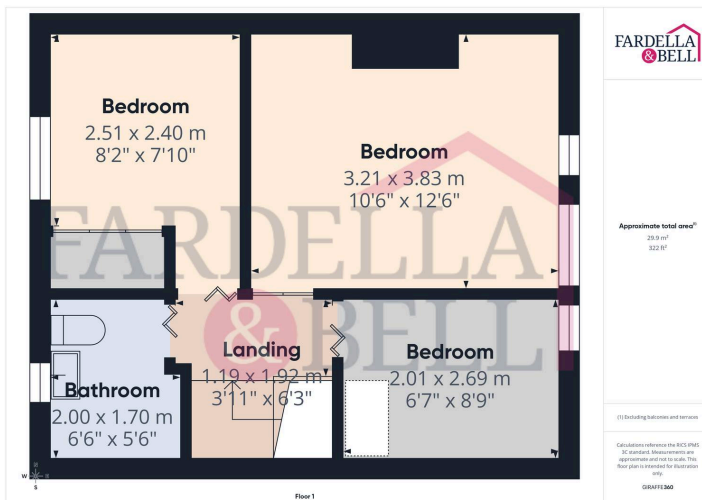




**REAR GARDEN**

**DRIVEWAY**

**3 Parking Spaces**





BRITISH  
PROPERTY  
AWARDS

2025



GOLD WINNER

ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS

2025



GOLD WINNER

ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

## Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

