



23 Padiham Road

Sabden, Clitheroe

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 2 Bedroom Mid Terraced
- Chain Free
- Council Tax Band C
- Potential to make this home your own
- Village Location
- Gas Central Heating
- Conservation Area



Property Description

Internally, the property currently features a welcoming entrance hall, two generous reception rooms including a living room and separate dining room, plus a fitted kitchen to the rear. To the first floor, there are two good-sized bedrooms, a family bathroom, separate WC and useful storage off the landing. The existing floorplan already provides a strong foundation, with sizeable rooms, traditional proportions and flexibility for reconfiguration if desired, subject to any necessary consents. There is clear potential here to update the décor, enhance the kitchen and bathroom areas and create a superb home that blends period charm with modern living. A property with plenty of promise for those wanting to put their own stamp on it.





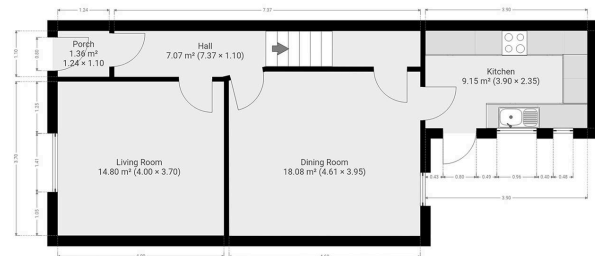
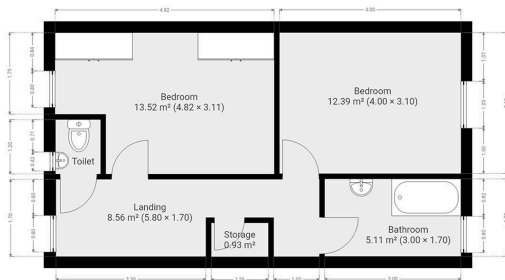


YARD

The rear yard offers a private enclosed outside space which will make a pleasant area to sit out and enjoy. With mature shrubs, climbing greenery and stone wall boundaries, it already has a charming feel while still offering scope for improvement or reworking to suit a buyer's taste. Overall, it is a low-maintenance outdoor space with potential to become a lovely tucked-away courtyard.

ON STREET

1 Parking Space



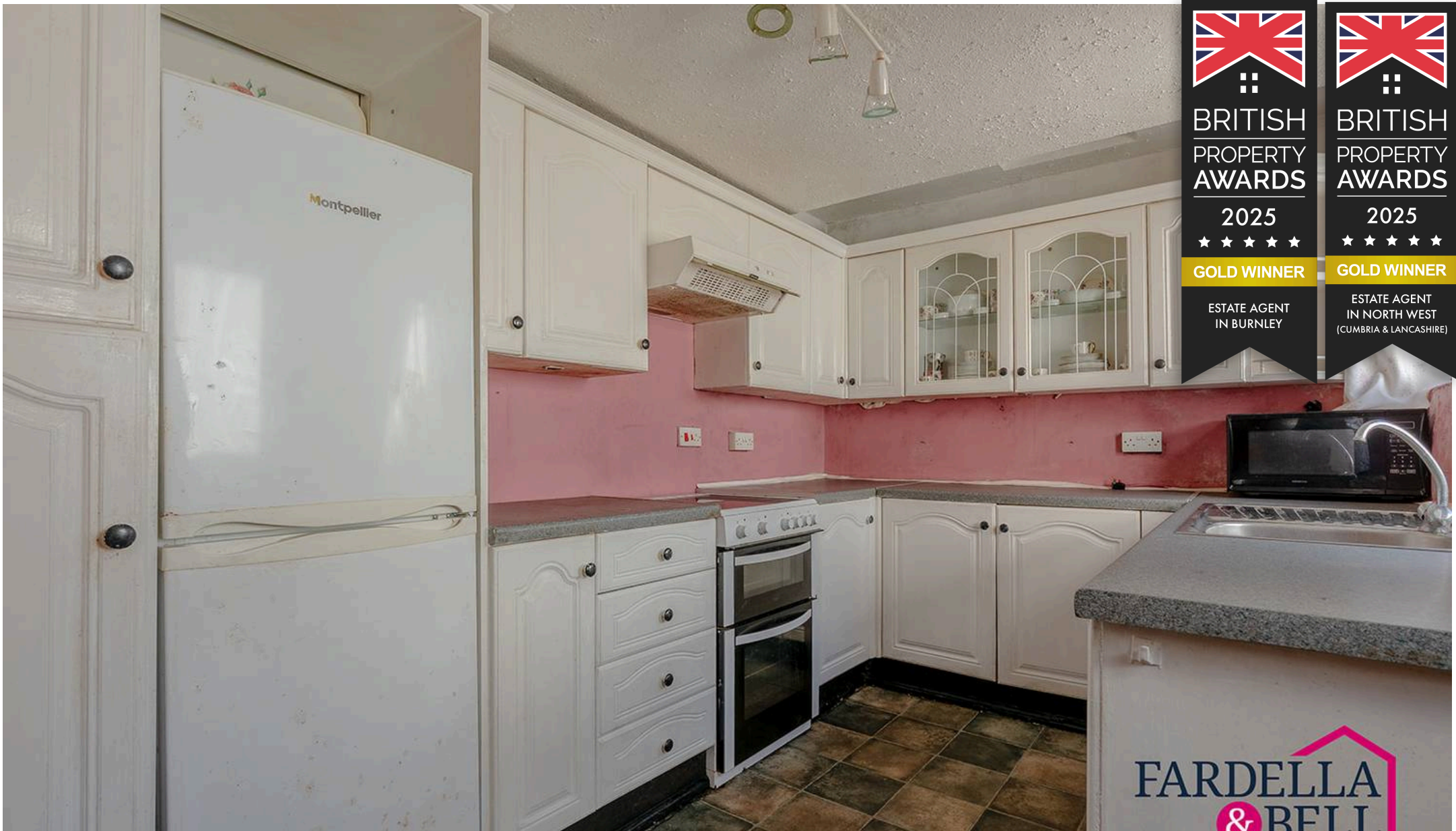
Total Property Area: approx - 92.08 Sq Meters (991.14 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and circulation are approximate. No liability is accepted. They cannot be used as a basis for any agreement. No liability is taken for any error.



Total Property Area: approx - 92.08 Sq Meters (991.14 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and circulation are approximate. No liability is accepted. They cannot be used as a basis for any agreement. No liability is taken for any error.



 <p>BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN BURNLEY</p>	 <p>BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN NORTH WEST (CUMBRIA & LANCASHIRE)</p>
---	---

Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

