



17 Tinedale View

Padiham, Burnley

Council Tax band: D

Tenure: Freehold

- Freehold
- Detached Family Home
- Four Bedrooms
- Four Reception Rooms
- Stunning Landscaped Gardens
- Large Driveway
- Chain Free
- Corner Plot



Ground Floor

Step into a welcoming entrance hall that sets the tone for the rest of this beautifully presented detached family home. The lounge offers a calm and comfortable space to relax, centred around an attractive gas fire. Large windows allow plenty of natural light to flow through the room, enhancing the bright and airy feel throughout the property. To the rear, the dining room enjoys lovely views across the garden and provides an ideal setting for family meals or entertaining guests. The adjoining garden room creates a peaceful spot to sit and enjoy the changing seasons, with direct access out to the landscaped gardens beyond. The modern kitchen has been thoughtfully designed with sleek cabinetry, stylish resin worktops and integrated Neff oven appliances. A breakfast bar offers an informal dining area. The kitchen also benefits from a utility area. Completing the ground floor is a convenient WC, understairs storage cupboard and a versatile study.

First Floor

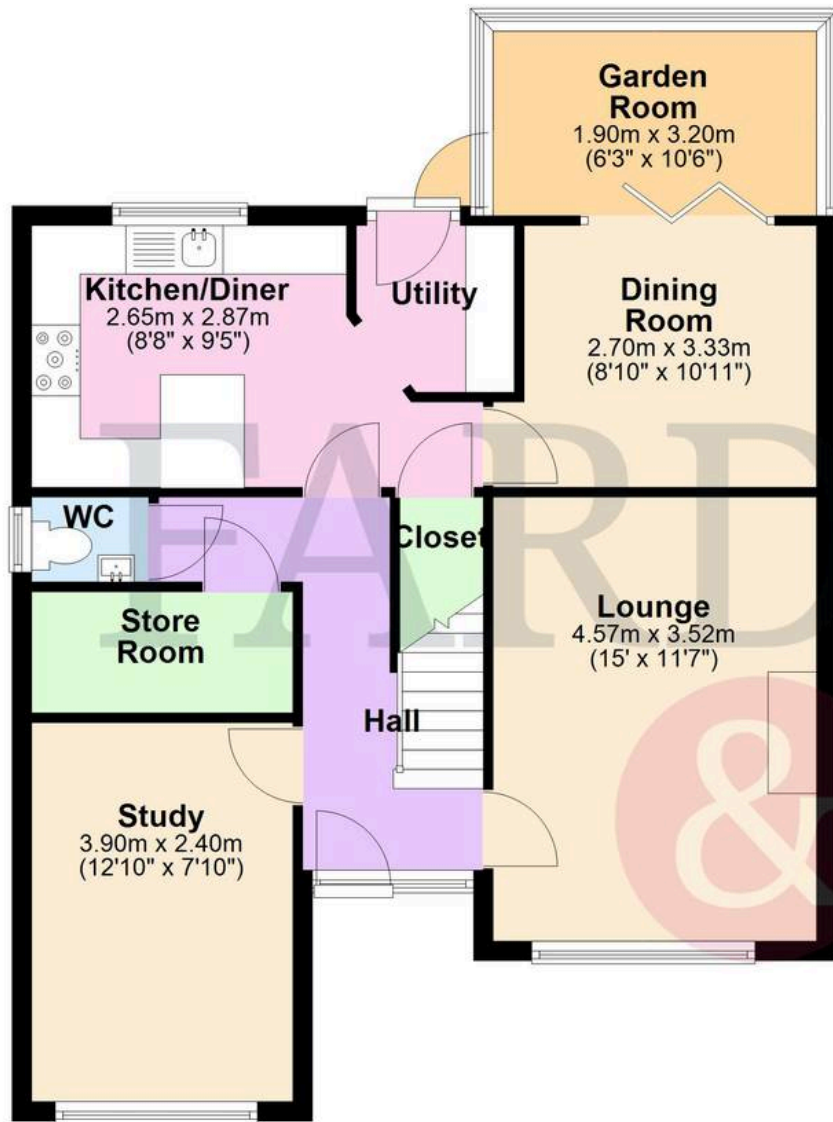
The first floor continues to impress with four well proportioned bedrooms, offering flexible accommodation for growing families or those needing guest space and home working options. The principal bedroom is a bright and relaxing retreat, complete with a stylish en-suite shower room finished in modern neutral tones. Bedroom two is another generous double room, while bedrooms three and four provide comfortable accommodation for children, guests or additional workspace. A contemporary family bathroom serves the remaining bedrooms and includes a bath with overhead shower, wash basin and WC. The landing also benefits from built-in storage cupboards, helping to keep the space organised and clutter free.



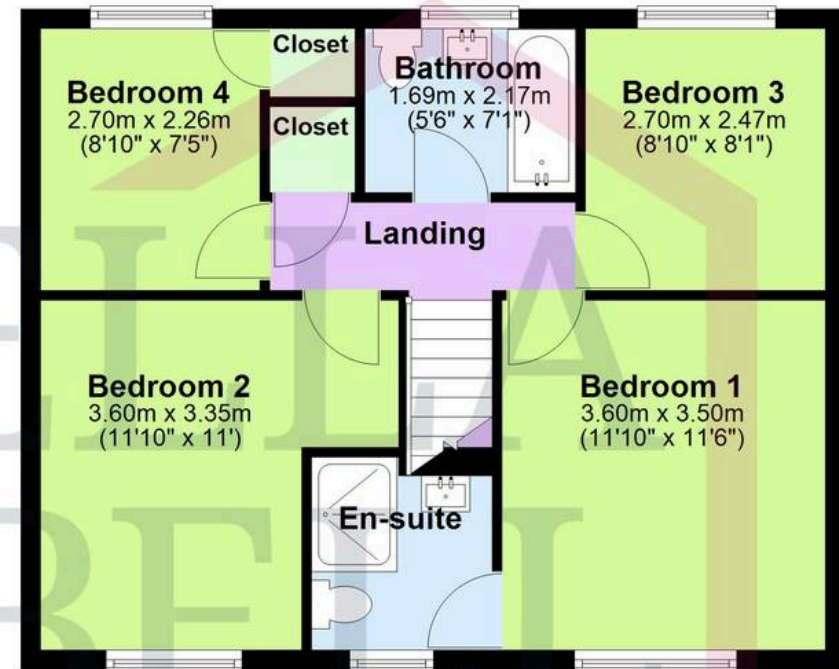




Ground Floor



First Floor



Total area: approx. 119.9 sq. metres (1290.7 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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External

Occupying an enviable position, the property enjoys beautifully landscaped tiered gardens that have been carefully designed to create a peaceful outdoor haven. Mature planting, colourful borders and established trees provide a wonderful sense of privacy and greenery throughout the seasons. Multiple seating areas offer the perfect setting for outdoor dining, entertaining or simply unwinding in the sunshine. The elevated sections of the garden create interest and character, while the lawned areas provide plenty of space for children to play and for keen gardeners to enjoy. To the front, a generous driveway provides off road parking and leads to the property, with neatly maintained lawns adding to the attractive kerb appeal of this impressive family home.

DRIVEWAY

3 Parking Spaces





Aerial boundary for illustrative purposes only



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