

Property Details

32 Station Road, Padiham,
Burnley, Lancashire, BB12 8EB

Offers Over **£79,950**



Property Photos

32 Station Road, Padiham, Burnley, Lancashire, BB12 8EB



Creation Date
17/06/2026

Property Photos

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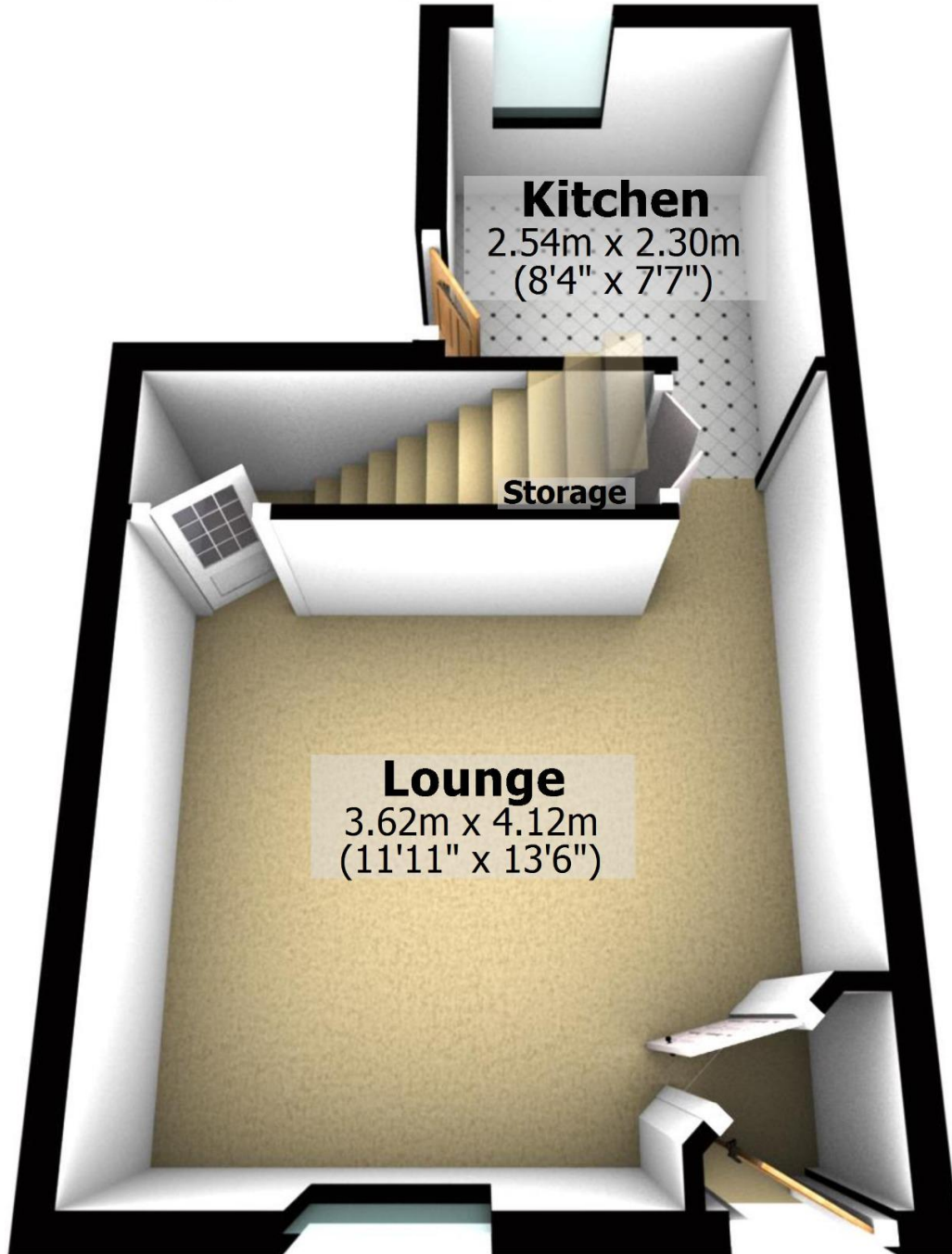
Creation Date
17/06/2026

Property Floor Plans

32 Station Road, Padiham, Burnley, Lancashire, BB12 8EB

Ground Floor

Approx. 25.0 sq. metres (269.5 sq. feet)



Total area: approx. 50.0 sq. metres (538.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

Creation Date

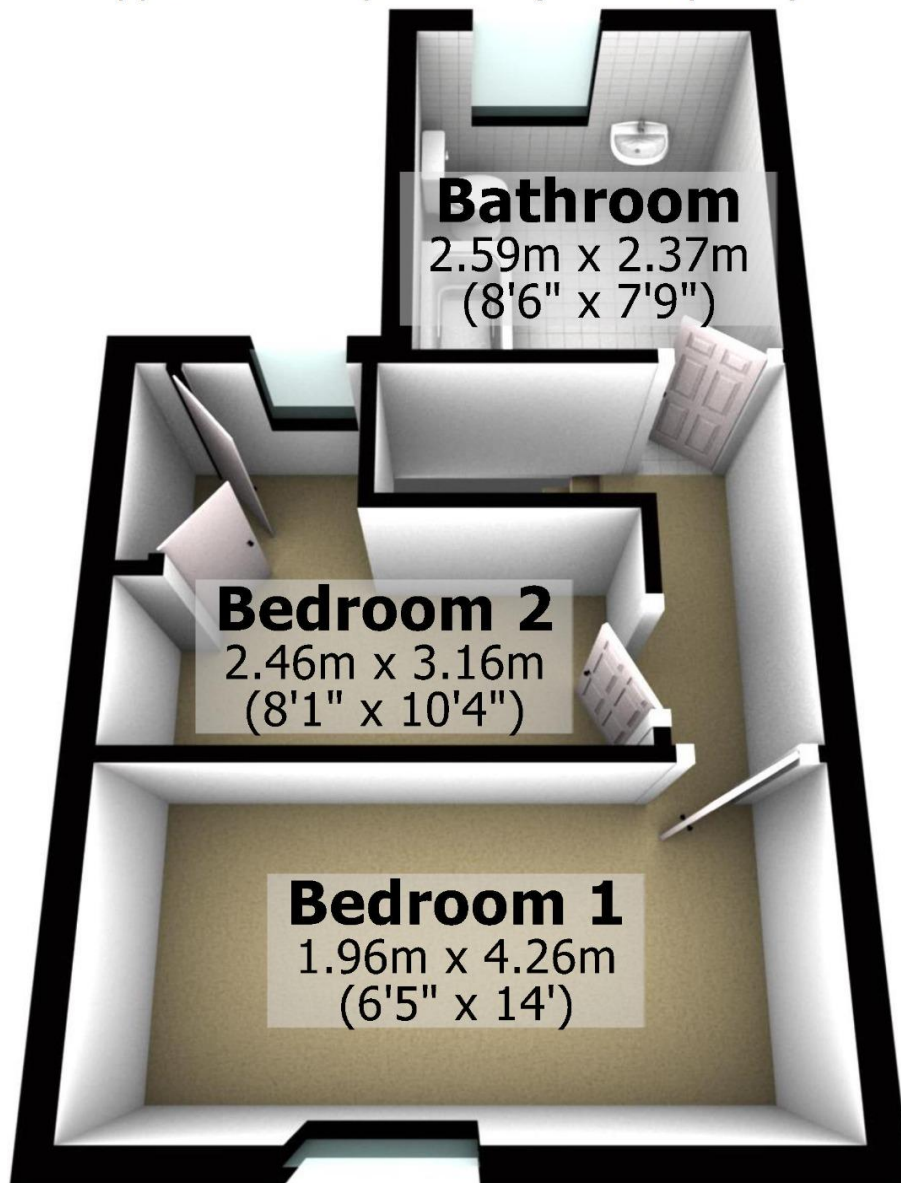
17/06/2026

Property Floor Plans

32 Station Road, Padiham, Burnley, Lancashire, BB12 8EB

First Floor

Approx. 25.0 sq. metres (269.2 sq. feet)



Creation Date

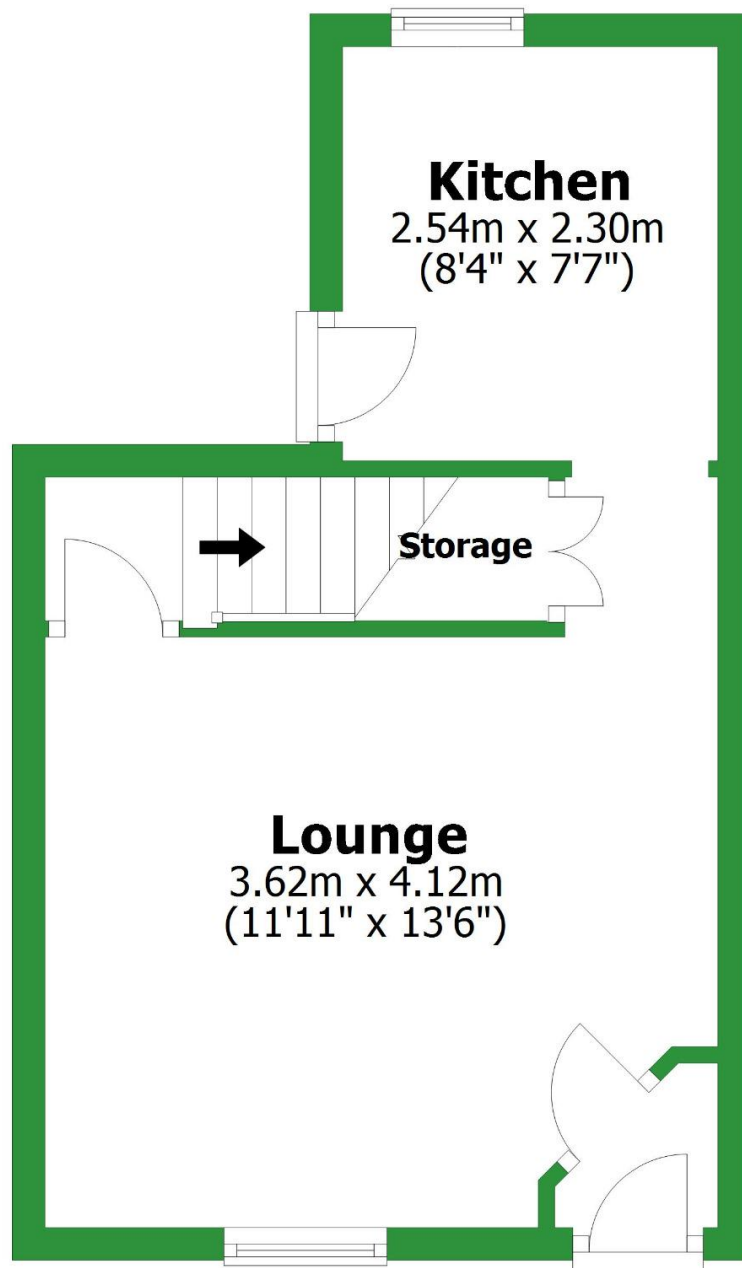
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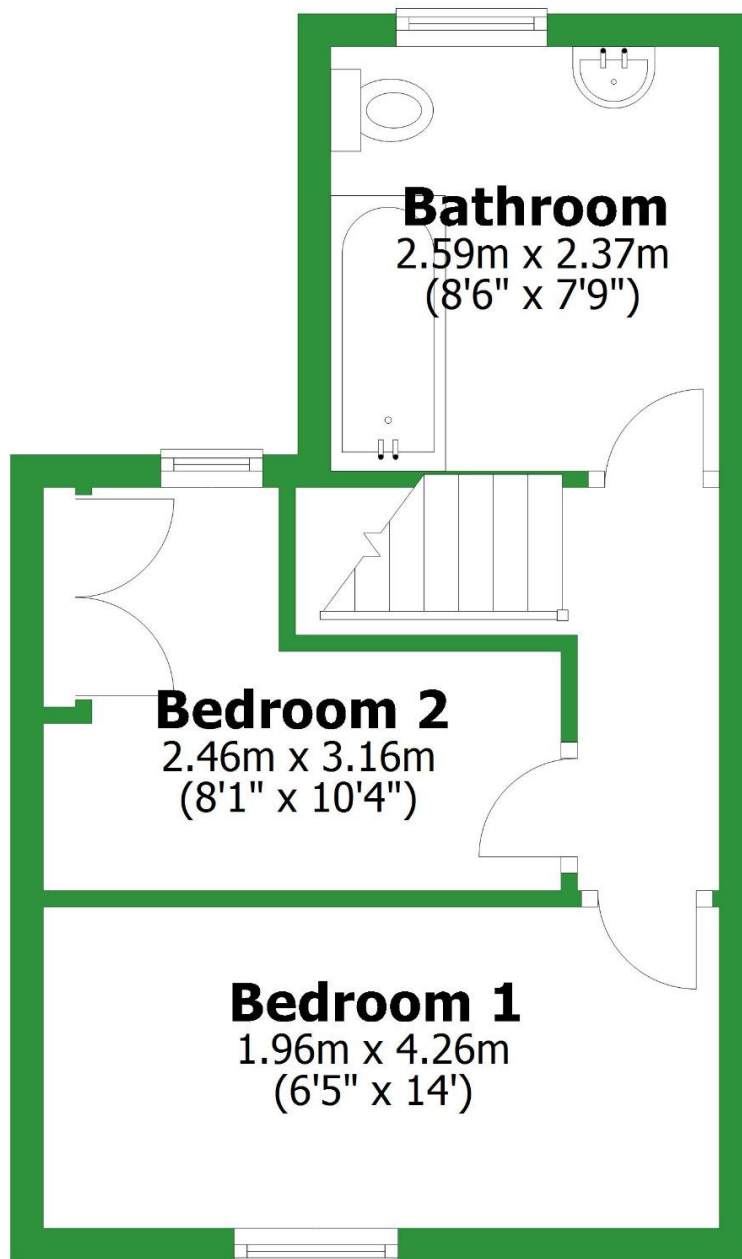
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Property Info

32 Station Road, Padiham, Burnley, Lancashire, BB12 8EB

Property Type

House

Property Style

Terraced

Bedrooms

2

Bathroom

1

Receptions

1

Tenure Type

Leasehold

Floor Area

538

Agency Type

Sole

Parking

Street Parking

Type

Sales

Electricity

Mains Supply

Creation Date

17/06/2026

Property Info

32 Station Road, Padiham, Burnley, Lancashire, BB12 8EB

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC, FTTP

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

Creation Date

17/06/2026

Property Info

32 Station Road, Padiham, Burnley, Lancashire, BB12 8EB

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2890-05-01

Price Qualifier

Offers Over

Price

£79,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

17/06/2026

Property Features

32 Station Road, Padiham, Burnley, Lancashire, BB12 8EB

Feature 1

Two Bedroom End Terraced Property

Feature 2

Kitchen With Breakfast Bar

Feature 3

Spacious Lounge Located To The Front

Feature 4

Private Low Maintenance Rear Yard

Feature 5

Central Padiham Location

Feature 6

Within Walking Distance To Amenities Such As Supermarkets, Cafes And Pharmacies

Feature 7

Great Location For Transport Links - Bus Routes And Access To M65

Feature 8

Chain Free

Property Description

32 Station Road, Padiham, Burnley, Lancashire, BB12 8EB

Two Bedroom End Terrace in a Central Padiham Location

Key Features

End terraced position offers added privacy and additional natural light compared to mid-terrace homes

Spacious lounge located to the front of the property

Kitchen with breakfast bar providing a practical layout with space for casual dining and everyday use

Two well-proportioned bedrooms, suitable for a range of buyers, including first-time buyers, small families, or investors

First-floor bathroom conveniently located and easily accessible from both bedrooms

Rear yard providing low-maintenance outdoor space, ideal for sitting out or general use

Central Padiham location, close to shops, schools, and local amenities

good transport links, easy access to nearby towns and commuter routes

Chain free sale, allows for a smoother and potentially quicker purchase process

A two-bedroom end terraced property offering a practical layout in a convenient location. The ground floor includes a comfortable lounge and a kitchen to the rear with a breakfast bar, ideal for everyday living. Upstairs, there are two bedrooms along with a bathroom. Externally, there is a rear yard providing useful outdoor space. The property sits in a central part of Padiham, within easy walking distance of local shops, schools, and amenities. Offered for sale with no onward chain, making it a straightforward option for buyers looking to move quickly.

From the Agent's Perspective:

This is a great opportunity for first-time buyers, investors, or anyone looking to downsize. The layout is simple and easy to manage, with clearly defined living spaces. The breakfast bar adds a modern touch to the kitchen, making it a more social area. Being end of terrace, the property benefits from a little extra privacy compared to mid-terraced homes. Its central location is a strong selling point, with everything you need close by. With no chain involved, the buying process should be smooth and less stressful.

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Additional Information

Tenure - Leasehold, 864 years remaining, peppercorn rent.

Council tax band - A

Heating - Gas central

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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