



## 81 Kings Drive

Padiham, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Freehold
- Driveway
- Garage
- External Storage
- Good Sized Gardens
- Three Bedrooms
- Council Tax Band B
- EPC - D



### Ground Floor

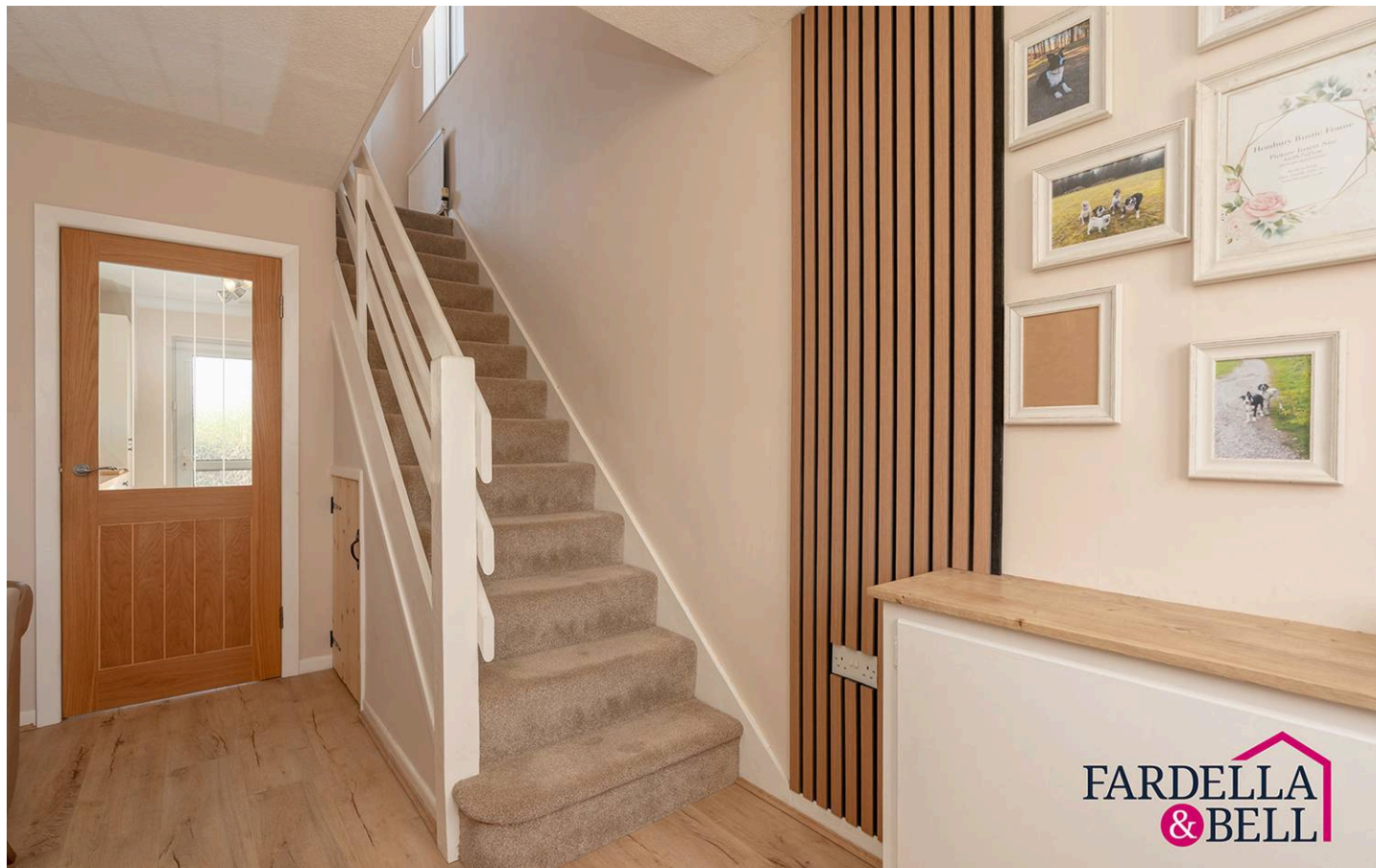
The ground floor offers a welcoming and well-balanced layout designed for both everyday living and entertaining. The living room sits to the front of the home and provides a comfortable space to relax, centred around a feature fireplace that adds a cosy focal point. To the rear, the space flows naturally into the dining area, creating an open yet defined setting that is perfect for family meals or hosting friends. Sliding doors lead directly out to the garden, allowing natural light to fill the room and making indoor to outdoor living feel effortless. The kitchen is thoughtfully arranged with a range of fitted units and generous worktop space. A classic range-style cooker adds character, while a rear door provides easy access to the garden. The layout is practical and efficient, ideal for day-to-day use.

### First Floor

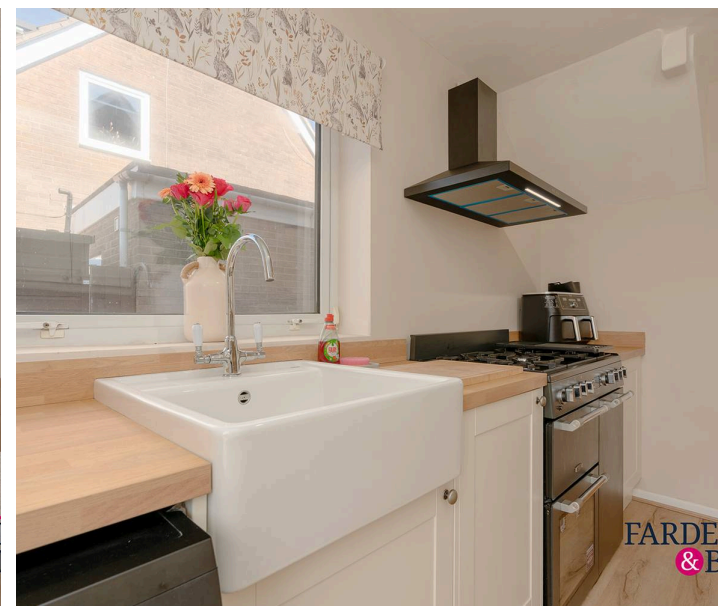
Upstairs, the property continues to impress with three well-proportioned bedrooms. The main bedroom offers a calm and comfortable retreat, while the second double bedroom provides flexibility for family living or guests. The third bedroom is ideal as a child's room, dressing room or home office, depending on your needs. A modern family bathroom serves the floor, complete with a bath and overhead shower, finished in a clean and practical style. Additional storage is available from the landing, helping to keep the home organised.

### External

To the front, the property benefits from a neat lawned garden and a driveway providing off-road parking, leading to a detached garage. The setting feels open and well-kept, offering a pleasant first impression. The rear garden is enclosed and designed for ease of maintenance. A decked seating area sits just outside the house, creating a perfect spot for outdoor dining or relaxing in the warmer months. The remainder of the garden is laid to lawn with space for planting or play.



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& BELL



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**GARDEN**

Garage & rear garden

**DRIVEWAY**

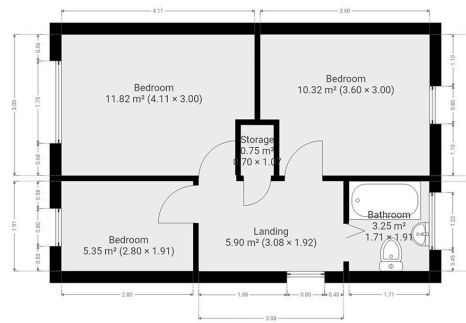
1 Parking Space

**GARAGE**



Total Property Area: approx - 87.56 Sq Meters (942.49 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 details are guaranteed, they cannot be used as a basis for any agreement. No liability is taken for any error.



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BRITISH  
PROPERTY  
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2025



GOLD WINNER

ESTATE AGENT  
IN BURNLEY



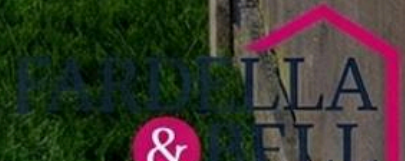
BRITISH  
PROPERTY  
AWARDS

2025



GOLD WINNER

ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)



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