

Because life is

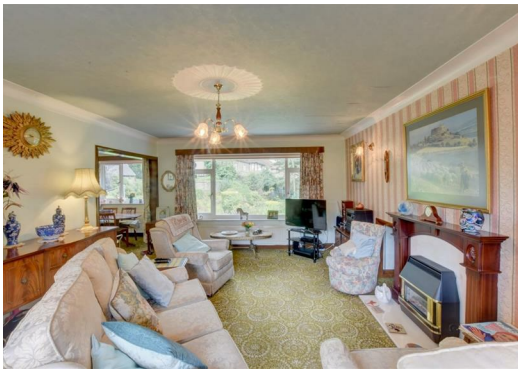
Petty
Real™

For
Sale



446 Padiham Road
Burnley BB12 6TD

£350,000



Key Features:

- Impressive Detached Bungalow
- Five Double Bedrooms
- Ensuite & Family Shower Room
- Attached Single Garage
- Potential For Further Extension
- Set Within Extensive Walled Gardens
- Spacious Open Plan Living
- Easy Access For Commuters
- Detached Double Garage and Hard Standing with Potential for Development
- Exciting Blank Canvas

Tenure: Freehold
EPC Rating: E
Council Tax Band: C



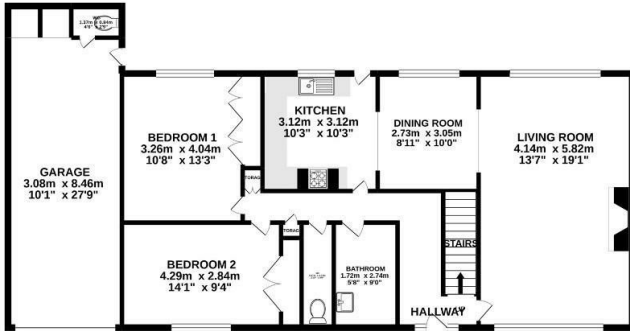
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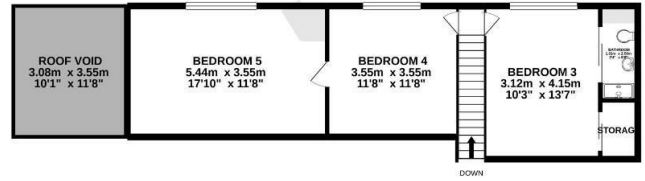
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5 BEDROOM Bungalow - Detached

GROUND FLOOR
120.3 sq.m. (1295 sq.ft.) approx.



1ST FLOOR
51.8 sq.m. (558 sq.ft.) approx.



TOTAL FLOOR AREA: 172.2 sq.m. (1853 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

Are you looking to create your ideal family home? If so, a viewing is a must on this beautiful five bed detached dormer bungalow with endless possibilities. Located close to motorway links, Padiham town centre, local amenities and bus routes it creates the ideal location for any commuters, students or families.

The gated property is set back from the road with gardens to the front, side and rear; creating a tranquil atmosphere. Entering the property you will be welcomed by the entrance hall which allows access to the spacious living room which benefits from two UPVC double glazed windows creating a bright family room. The dining room is also positioned to the rear adjacent to the kitchen which is in a horseshoe arrangement with matching wall, base and draw units in white with a range of appliances.

Two bedrooms with fitted wardrobes are located on the ground floor both of which are doubles. The bedroom to the rear of the ground-floor has stunning views of the gardens. The shower room is split into two rooms, one of which houses a shower and hand wash basin in white, the other has a low-level WC in white.

The first floor houses three further double bedrooms, one with an en-suite and storage space. The fourth and fifth bedrooms are connected and have excellent potential to create a master bedroom possibly with an en-suite and a dressing room.

Externally you can access the garage, with utility area and WC, and the rear gardens which have an "Alice in Wonderland" feel to them creating the ideal home for a growing family. The property can be accessed either from Padiham Road or Lockyer Avenue which allows access to two further garages/workshops. The land to the side of the property could have the potential to create an extra living space or annexe.

The property benefits from modern-day comforts such as gas central heating and UPVC double glazing.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property