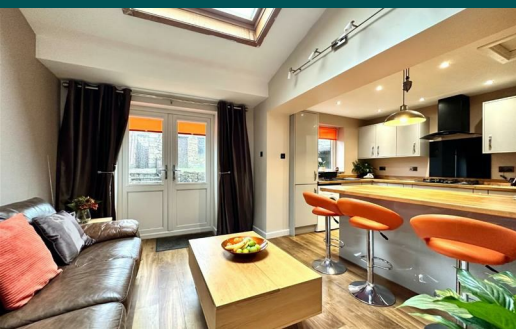


Because life is

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Real

8 Whalley Road
Padiham
Burnley
BB12 8JP



For Sale

- Mid-Terrace
- Two Reception Rooms
- Attic Room
- Double Bedrooms
- Kitchen/Diner Extension

Offers Over £245,000

- Double Garage
- Rear Garden
- Four Piece Bathroom Suite
- Home Office Space
- Close To Local Schools



This beautiful Victorian terrace home seamlessly blends classic charm with modern comfort. It offers generous living spaces, a well-appointed kitchen, and a practical outdoor area, making it an ideal residence for those who appreciate both style and functionality.

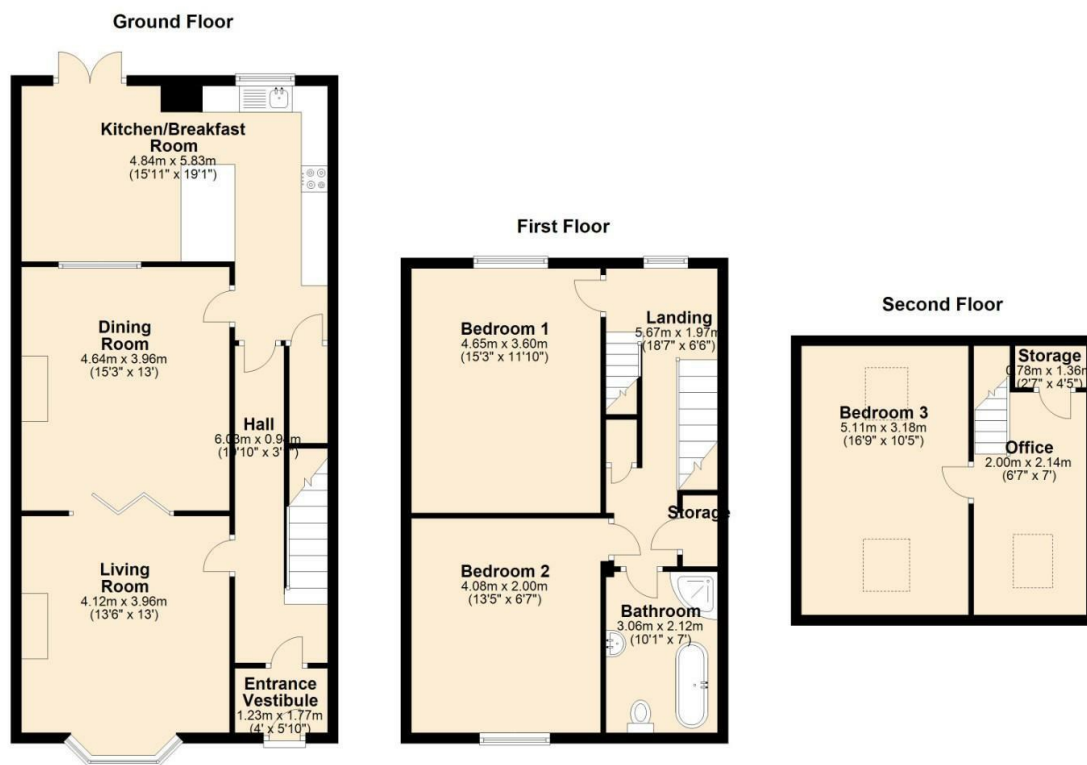
Upon entering the house, you step into a welcoming hallway with period details such as high ceilings and ornate cornices. To the left, you find the lounge, which features a cozy gas fire set within an elegant stone, fireplace & surround. Moving further into the house, you enter the open-plan living room and dining room. This spacious area features another gas fire, creating a warm and inviting atmosphere for gatherings and family meals. The large open space allows for flexible furniture arrangements, and the room is well-lit thanks to large windows.

Adjacent to the dining area, the kitchen is a modern and well-equipped space. It features high gloss units that provide ample storage space. A breakfast bar with seating for casual dining separates the kitchen from the dining area. The kitchen is equipped with modern appliances, including a washing machine, electric oven, wine cooler, fridge, freezer, and a five-ring gas hob.

From the kitchen, you have access to the rear garden. The low-maintenance patio area is perfect for outdoor dining and entertaining, while the artificial turf creates a lush green look without the need for extensive upkeep. The standout feature is the double garage located at the end of the garden, offering secure parking and additional storage space. It's a convenient and practical addition for homeowners.

The first floor has two double bedroom ones with free standing wardrobes. The family bathroom has been fitted with karndean and underfloor heating. The bathroom comprises low-level WC, pedestal hand wash basin, oval bathtub and a quadrant shower.

The top floor has an office space with a storage cupboard and a third double bedroom with character beams and Velux windows for light.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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