

453 PADIHAM ROAD
BURNLEY
BB12 6TE

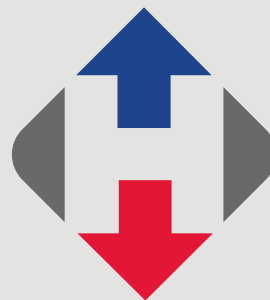
£179,950 Fixed Price
No Chain



- Outstanding stonebuilt family home
- Fabulous accom. with character & charm
- Modern open plan fitted dining kitchen
- Sizeable lounge & dining room
- 3 double bedrooms, luxurious bathroom
- Attic & cellar rooms; elevated position
- Lawned front garden & rear stone patio
- 158 m² (1702 sq ft) approx.

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This outstanding stonebuilt family home occupies a superb elevated position set back off Padiham Road. The period property lies within easy reach of the town centre and excellent local road and rail networks providing a superb convenient location. In many ways this substantial property incorporates great character and charm with superb individuality and many modern luxuries. The house has been beautifully refurbished and improved by its current owners with an impressive modern open plan fitted dining kitchen, two fantastic sizeable reception rooms are situated off a lovely generous hallway with an additional cellar store room. On the first floor is a luxurious impressive four piece bathroom, three double bedrooms and excellent attic room and externally are landscaped gardens and patios to the front and rear. An internal inspection is highly recommended to fully appreciate all that this property has to offer.



LOCATION: From junction 10 of the M65 proceed along Padiham Road in the direction of Padiham. After approximately ¼ mile the house can be found on the right hand side, just before the Lakeland Way turning.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE: PVC glazed front door, internal wood glazed door leading through to:-

HALLWAY: Spacious area with coved cornicing, feature archway with middle staircase leading to first floor, Victorian style column radiator, doors leading to reception rooms, kitchen and cellar stairs.

LOUNGE (front): 5.4m x 4.3m (17'7" x 14'2"); with coved cornicing, ceiling rose, large feature bay window, television point, Victorian style column radiator, modern marble fireplace with inset and hearth housing gas fire, double doors leading to:-

DINING ROOM: 4.6m x 3.8m (15'2" x 12'7"); with coved cornicing, picture rail, attractive feature black marble fireplace surround and hearth, housing stainless steel Living Flame gas fire, Victorian style column radiator, PVC French doors leading to outside, glazed door leading to:-

DINING KITCHEN: 6.7m x 3.2m (22'0" x 10'6" max); an extensive range of fitted wall and base units in a modern cream high gloss with co-ordinating deep pan soft closing drawers, complementary wood effect working surfaces and splashback, under unit spotlighting, 1½ bowl sink drainer unit with mixer tap, built-in wine cooler, stainless steel integrated double eye level electric oven and grill with 4-ring induction hob and stainless steel extractor canopy over, plumbing for dishwasher, space for American style fridge freezer, porcelain tiled flooring, plinth spotlighting, recessed ceiling spotlights, Victorian style column radiator, television point, PVC glazed external door to outside, internal wood glazed door to dining room.

CELLAR: 4.2m x 3.3m (13'11" x 10'8" max); with door off hallway and stone staircase leading down to utility area with plumbing for washing machine, space for dryer, stainless steel single sink drainer unit, PVC window, gas and electric meter boxes, power and lighting.





FIRST FLOOR:

LANDING: 5.7m x 1.8m (18'9" x 5'11"); with wood spindle balustrade, skylight window, door and staircase leading to attic room, understairs storage area.

BEDROOM ONE (rear): 4.1m x 3.2m (13'5" x 10'6" plus wardrobes); with an extensive range of modern black gloss fitted wardrobes to two walls with co-ordinating cupboards over and beside drawer cabinets, television point.

BEDROOM TWO (front): 4.5m x 3.0m (14'9" x 9'5"); with coved cornicing, built-in modern double wardrobe, television point, excellent elevated outlooks.

BEDROOM THREE (front): 3.5m x 2.8m (11'4" x 9'2"); spacious room with elevated views.

BATHROOM: 3.6m x 3.3m (11'9" x 10'11"); with a luxurious and sizeable 4-piece white suite comprising double shower enclosure with thermostatically controlled shower, large fixed rain shower head, free standing bath with chrome floor standing mixer tap and separate hand held shower fitment, low suite w.c. with push button flush, large vanity wash basin and surround with vanity mirror and lighting, chrome mixer tap and two drawer units under, heated towel rail, laminate wood flooring, recessed spotlighting, built-in cupboard also housing wall mounted combination gas central heating boiler.

SECOND FLOOR:

ATTIC ROOM: 5.4m x 3.0m (17'8" x 9'11" *some limited headroom*); with Velux window, lighting, built-in eaves storage cupboard.

OUTSIDE: Elevated lawned front garden with mature planted borders, stone flagged pathway to front door. To the rear is a large private stone paved patio garden with planted conifer tree, stone boundary wall and rear gate access.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

EPC: The energy efficiency rating is E.

VIEWING: By appointment with our office.





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