



Barden Lane, Burnley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this well-maintained three-bedroom terraced family home, ideally situated in Burnley, Lancashire. Retaining a wealth of attractive original period features alongside practical accommodation arranged over two floors, the property offers a comfortable and characterful home that would be particularly well suited to families and first-time buyers alike. The location provides convenient access to a range of everyday amenities, with shops, schools, supermarkets, leisure facilities and local services available within the surrounding area. Burnley town centre is also within easy reach, providing a wider selection of shopping, dining and entertainment options, while the area is well served by public transport. Burnley Central and Burnley Manchester Road railway stations provide rail connections towards destinations including Manchester, and the local bus network offers routes towards surrounding towns and communities. The M65 is also readily accessible, providing excellent road links towards Blackburn, Preston and the wider motorway network, making this a convenient base for commuters.

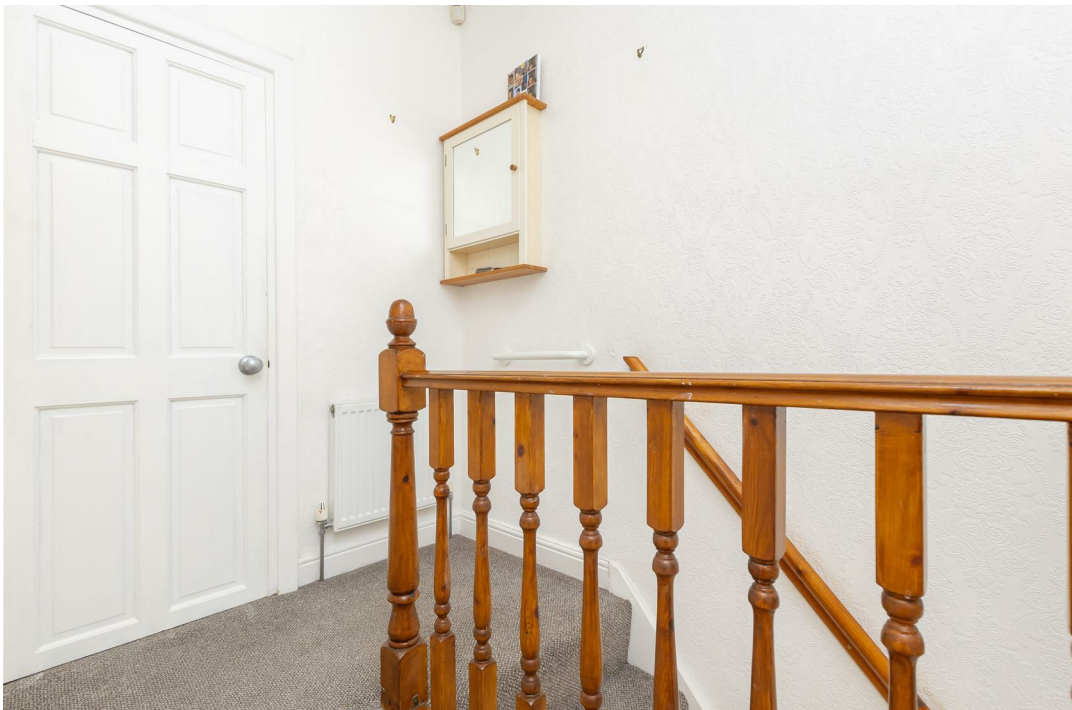
Stepping inside, the welcoming reception hall immediately creates a bright and airy first impression, with the staircase rising to the first floor and a glazed wooden door providing access into the principal living accommodation. The spacious front lounge is a particularly characterful room, benefiting from a large leaded bow-fronted bay window which allows plenty of natural light to fill the space. A beautiful polished stone fireplace housing an electric fire forms an attractive focal point, complemented by original period coving and a ceiling rose which further enhance the traditional character. From here, a glazed wooden door leads through into the kitchen. Fitted in a distinctive cabin-style design, the kitchen features wooden-planked walls and ceiling, a range of modern integrated appliances and a useful breakfast bar, making it a practical space for everyday family life. Tiled flooring continues through to the rear hallway, where there is an external door leading out to the rear yard, a sliding door providing access to a large under-stair storage area and a further door leading into the downstairs WC.

To the first floor, the property provides three well-proportioned bedrooms together with the family bathroom. The master bedroom is positioned to the rear and benefits from a large leaded window overlooking the yard, while a coved ceiling and dado rail add a pleasing touch of character. Bedroom two is a generous front-facing room with a large leaded window, integrated storage cupboards and a coved ceiling, whilst bedroom three also enjoys a leaded front-facing window and coved ceiling. Completing the accommodation is the tiled three-piece family bathroom, which is fitted with an overhead shower and provides a practical space for the needs of a busy family household.

Externally, residential parking is readily available to the front of the property, providing convenient access for residents and visitors. To the rear is a large, enclosed yard with stone-flagged flooring, offering a low-maintenance outdoor space that can be utilised for seating, entertaining or family activities. A plastic storage shed provides useful additional storage, whilst a gate at the rear gives access to the service road behind the property. Overall, this attractive period home combines generous family accommodation, useful outdoor space and charming original features with a convenient Burnley location, making it an appealing opportunity for those seeking a characterful and practical home within easy reach of local amenities and transport links.







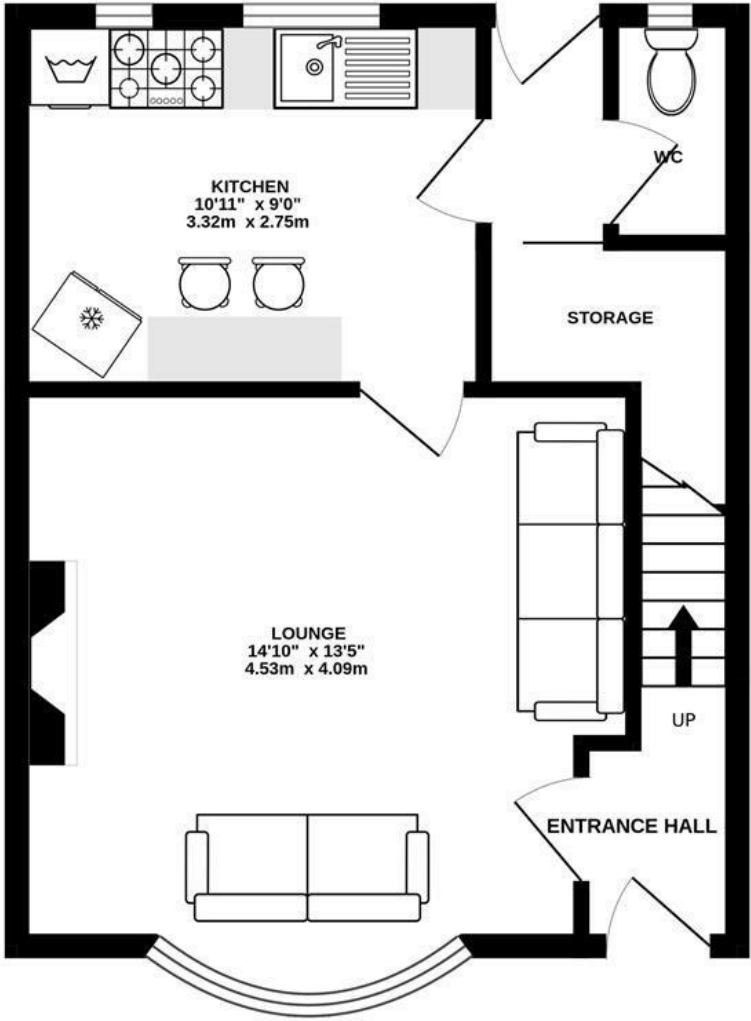




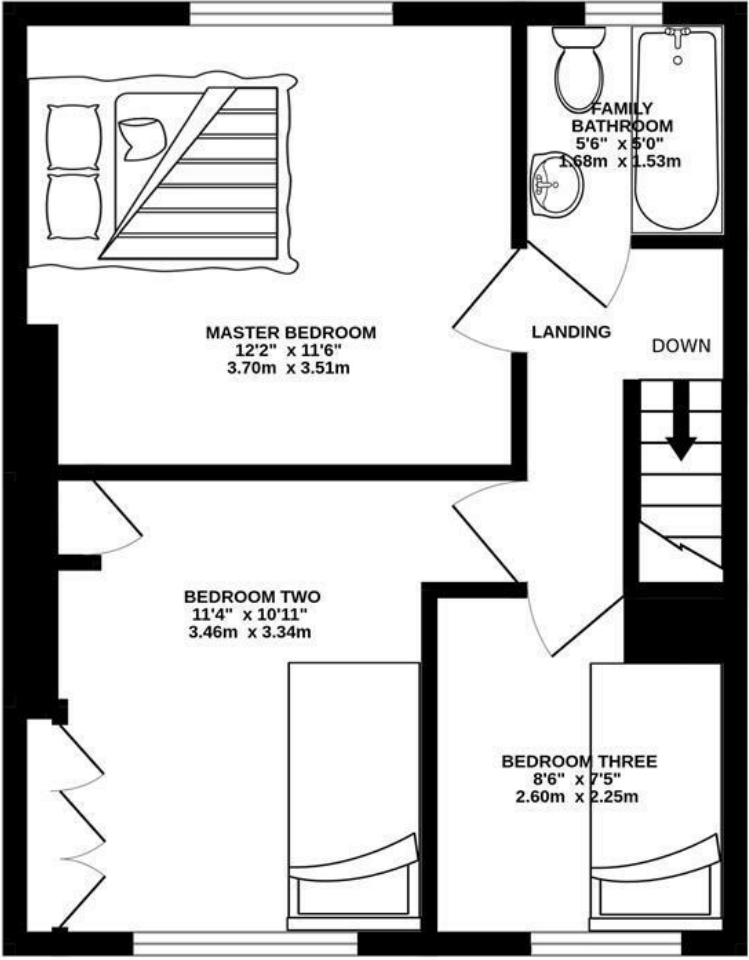


BEN ROSE

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

