

Because life is

PettyTM
Real

6 Victoria Road
Padiham
Burnley
BB12 8QY



For Sale

- Beautifully refurbished, garden-fronted terraced home
- Available to let immediately with high-quality modern finishes throughout
- Two spacious open-plan reception rooms filled with natural light
- Open Plan Two Reception Spaces.
- Fully Refurbished Throughout.

£750 Per Calendar Month

- Modernised Three Piece Bathroom & Beautiful Kitchen.
- Excellent Transport Links!
- Close To Highly Regarded Local Schools.
- Situated A Short Walk From Padiham Town Centre & The Greenway!
- Council Tax Band A



Petty Real are delighted to offer this beautifully refurbished, garden-fronted property on Victoria Road, Padiham, available to let immediately. Finished to a high standard throughout, this stylish and spacious home is ideal for professionals, couples, or small families seeking a modern property in a convenient location.

Upon entering, you are greeted by a bright entrance hall leading to two generous open-plan reception rooms. The front reception provides a comfortable living area with ample space for sofas and media units, while the second reception, positioned just off the kitchen, makes an excellent dining room or additional lounge space — perfect for everyday living and entertaining.

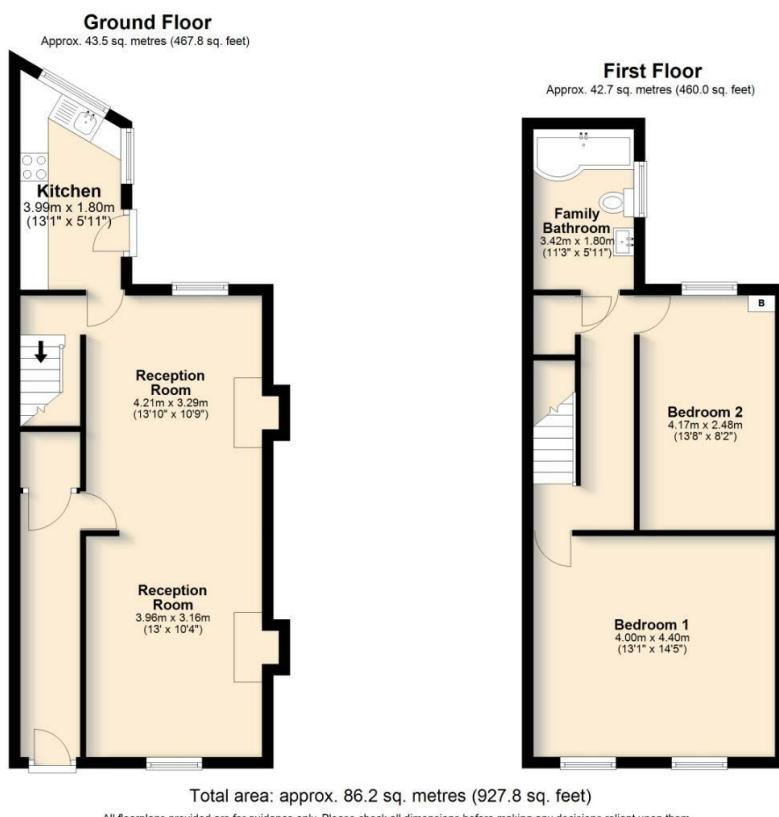
The modern fitted kitchen offers sleek worktops, ample storage, and integrated appliances including a built-in oven, electric hob, and washing machine. There is also space for a freestanding fridge-freezer, with a rear window providing plenty of natural light to the workspace.

Upstairs, the property features two well-proportioned bedrooms. The spacious master bedroom spans the width of the house and benefits from two large windows, creating a bright and airy feel. The rear bedroom is ideal as a child's room, guest room, or home office.

The contemporary family bathroom comprises a modern three-piece suite with a bath and overhead shower, wash basin with illuminated mirror, and low-level WC.

Situated in the heart of Padiham, the property is within easy reach of local shops, amenities, the Padiham Greenway, and excellent transport links to Preston and Clitheroe, as well as highly regarded schools.

Early viewing is highly recommended.



Victoria Road, Padiham



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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