



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.

Blackburn Road, Padiham

Total area: approx. 93.8 sq. metres (1009.8 sq. feet)  
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

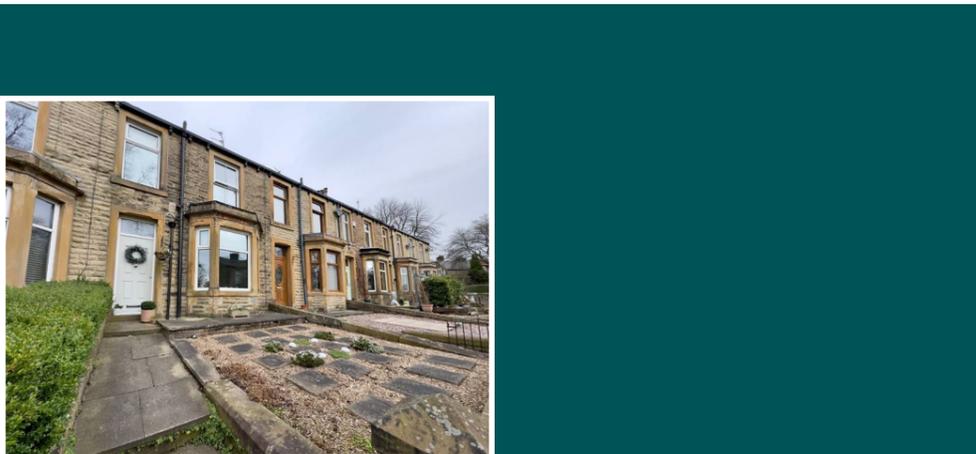


First Floor  
Approx. 41.1 sq. metres (442.0 sq. feet)

Ground Floor  
Approx. 52.7 sq. metres (567.8 sq. feet)



Offers In The Region Of £194,950



10 Blackburn Road

Padiham  
BB12 8JZ



Council Tax Band: A



Petty Real are delighted to present to the market Blackburn Road, Padiham – a superb opportunity to acquire a beautifully presented three-bedroom mid-terrace home, perfectly suited to young families or first-time buyers seeking a property on one of Padiham’s most desirable streets.

Offering generous and well-balanced living accommodation throughout, this charming home boasts two inviting reception rooms, each featuring its own log burner, creating warm and cosy spaces ideal for relaxing or entertaining. The front reception room is enhanced by an attractive bay window, allowing plenty of natural light to flow in, while the rear reception room benefits from stylish bifolding doors that open out to the rear yard, seamlessly blending indoor and outdoor living – perfect for summer gatherings.

To the first floor, the property offers three well-proportioned bedrooms along with a modern three-piece family bathroom suite.

Conveniently located within close proximity to the local amenities of Padiham town centre, the property also offers excellent access to major transport links, including the M65 motorway, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

### Property Description

Entering the property through the vestibule (1.05m x 1.29m), you are welcomed into the entrance hall (1.05m x 3.98m), setting the tone for the well-presented accommodation throughout.

The first reception room (3.85m x 4.07m) is positioned to the front of the property and serves as a stunning primary living space. A beautiful bay-fronted window allows an abundance of natural light to fill the room, while a charming log burner creates the perfect focal point for cosy family evenings. Stylish arches to either side of the chimney breast provide attractive alcove space, ideal for displaying décor or positioning a television. The room comfortably accommodates a range of freestanding furniture.

Adjacent to this is the second reception room (4.06m x 4.10m), currently utilised as a dining room and perfectly positioned with access to the kitchen. This versatile space also benefits from its own log burner, making it ideal for entertaining family and friends. A standout feature of this room is the impressive bifolding doors, which not only flood the space with natural light but also seamlessly combine indoor and outdoor living, opening onto the rear yard. The yard itself benefits from a newly rendered wall to the right and an additional wall built to the side of the rear gate, creating a smart and private outdoor space.

The kitchen (1.95m x 3.99m) is thoughtfully designed with work surfaces and storage units along both the left and right-hand walls. Additional wall-mounted storage is located above the counter on the left-hand side, where the oven and gas hob are situated. Opposite, the sink is positioned beneath a window overlooking the rear yard. This is a wonderfully bright space, benefitting from three large windows along with two practical skylights, enhancing both light and ventilation.

To the rear of the kitchen is a useful utility room (1.99m x 1.76m), currently housing the fridge freezer and boiler, providing additional storage and practicality.

To the first floor, the master bedroom (3.38m x 4.09m) is located at the front of the property. This spacious and well-proportioned room offers ample space for a bed, wardrobes, drawers and further freestanding furniture. Adjacent is the third bedroom (1.58m x 3.03m), currently used as a home office, offering flexibility to suit a variety of needs, whether as a child’s bedroom, guest room or workspace.

To the rear of the first floor is the family bathroom (3.00m x 1.53m), fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.

Completing the accommodation is bedroom two (3.24m x 2.50m), another well-sized room ideal as a child’s or teenager’s bedroom, with space for a bed, wardrobe and desk.

This property offers a fantastic balance of character features, modern additions and practical living space, making it an ideal home for growing families or first-time buyers alike.

View more about this property online....

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