

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.



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Asking Price £119,950



22 Pendle Street
Padiham
Burnley
BB12 8QX

4 1 2 D

Council Tax Band: A



Petty Real are proud to present this stunning, fully refurbished four-bedroom mid-terrace property, ideally positioned on Pendle Street in the heart of Padiham. Finished to a high standard throughout, this beautifully presented home seamlessly blends modern living with generous proportions, making it perfect for growing families or those seeking ready-to-move-into accommodation.

Upon entering, you are welcomed by two spacious and versatile reception rooms, offering the ideal setting for both relaxing evenings and entertaining guests. The thoughtful refurbishment is evident throughout, with tasteful décor and quality finishes creating a warm and inviting atmosphere.

The property enjoys a prime central location, just a short walk from Padiham town centre, where a wide range of local amenities, shops, and eateries can be found. Families will particularly appreciate the close proximity to highly regarded schools, while commuters benefit from excellent transport connections. A major bus route nearby provides easy access to surrounding towns including Burnley, Clitheroe, Preston, Colne, Nelson and Skipton, making this an exceptionally well-connected home.

An added advantage is that the property is offered for sale with no onward chain, ensuring a smooth and hassle-free purchase process. This is a fantastic opportunity to acquire a turnkey property in a sought-after location—early viewing is highly recommended to truly appreciate the space, finish, and convenience on offer. Contact Petty Real today to arrange your viewing.

Property Description

Petty Real are delighted to present for sale this beautifully refurbished four-bedroom mid-terrace property situated on Pendle Street, Padiham. Offering generous and versatile accommodation arranged over three floors, this impressive home combines modern finishes with spacious room proportions throughout and is ideally suited to families or first-time buyers seeking turnkey living in a convenient location.

Upon entering the property via the front door, you are welcomed into the first reception room (4.54m x 4.28m), a bright and well-proportioned space which serves as an excellent primary living area. This room comfortably accommodates a range of freestanding furniture and provides a warm and inviting setting for everyday living.

Accessed via elegant double doors is the second reception room (3.90m x 4.23m), a highly versatile space which could easily function as either a formal dining room or additional sitting room. This room enjoys a natural flow through to the kitchen, making it ideal for modern family living and entertaining.

The kitchen (4.51m x 2.26m) is well appointed with counter space across all four walls, offering an abundance of both above and below counter storage. The sink is positioned beneath a rear-facing window overlooking the yard, while the oven and hob are situated along the right-hand wall. This practical layout ensures both functionality and efficiency, with ample room for day-to-day cooking needs.

From the second reception room, access is provided down to the cellar (4.77m x 4.12m), a substantial and highly useful space offering excellent potential for storage or future conversion, subject to requirements.

To the first floor, the landing gives access to three well-proportioned bedrooms and the family bathroom. Bedroom two, located at the front of the property (2.92m x 4.32m), is a generous double room offering plenty of space for a variety of freestanding furniture arrangements. Adjacent is bedroom four (1.79m x 3.29m), a versatile room ideally suited as a nursery, child's bedroom, home office or guest room.

To the rear of the first floor is bedroom three (2.97m x 2.68m), another well-sized room which is ideal for a growing child or teenager, again offering flexibility in its use depending on individual needs. The family bathroom (2.92m x 1.51m) is fitted with a three-piece suite comprising bath with overhead shower, wash basin and WC, finished in a clean and practical style.

On the second floor, you will find the impressive master bedroom (4.27m x 4.09m), a bright and spacious retreat featuring a Velux window which floods the room with natural light. This superb principal bedroom offers ample space for a range of furniture layouts and creates a comfortable and private top-floor sanctuary.

Externally, the property benefits from a rear yard, and further advantages include its central location within Padiham, close to local amenities, well-regarded schools, and excellent transport links to Burnley, Clitheroe, Preston, Colne, Nelson and Skipton.

Offered for sale with no onward chain, this fantastic home represents an excellent opportunity to acquire a fully refurbished property in a highly convenient and well-connected location. Early viewing is strongly recommended to appreciate the space, finish and versatility on offer.

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