

EPC:
Waiting

Burnley Road, Padiham, Burnley

Guide Price: £400,000

Entwistle Green







FOR SALE VIA MODERN METHOD OF AUCTION (terms and conditions apply)

An exceptional detached period residence occupying a prominent corner plot on Burnley Road and Victoria Road, Padiham, offering substantial accommodation extending to approximately 3,844 sq. ft. and presenting a rare opportunity to acquire one of the area's most impressive homes.

Set within grounds that wrap around the property, this imposing detached residence enjoys excellent kerb appeal, generous outdoor space, off-road parking, and a detached garage. Rich in character and packed with original features, the property retains many traditional elements including high ceilings, decorative coving, spacious reception rooms and grand proportions throughout.

Internally, the accommodation offers remarkable flexibility with multiple reception rooms, 3 cellar rooms, five/six bedrooms, extensive ancillary space and a large attic room, making it ideal for a growing family, multi-generational living, or those seeking a property with scope for further development. Whilst requiring modernisation and upgrading throughout, the property provides a fantastic blank canvas for a purchaser to create a truly outstanding family home.



Ground Floor **First Floor** **Second Floor** **Garage**

Total floor area 357.1 m² (3,844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **F**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01282 412515
E: burnley@entwistlegreen.co.uk
18 Manchester Road, Burnley, Lancashire, BB11 1HH

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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