

Property Details

65 Kings Drive, Padiham, Burnley,
Lancashire, BB12 7DF

OIRO **£229,950**



Property Photos

65 Kings Drive, Padiham, Burnley, Lancashire, BB12 7DF



Creation Date
03/02/2025

Property Photos

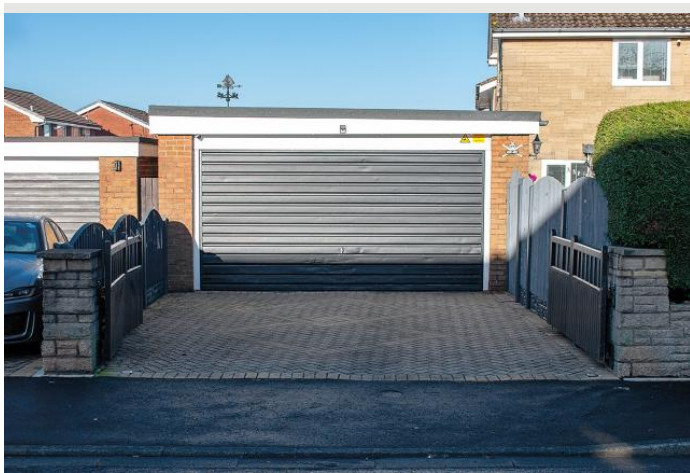
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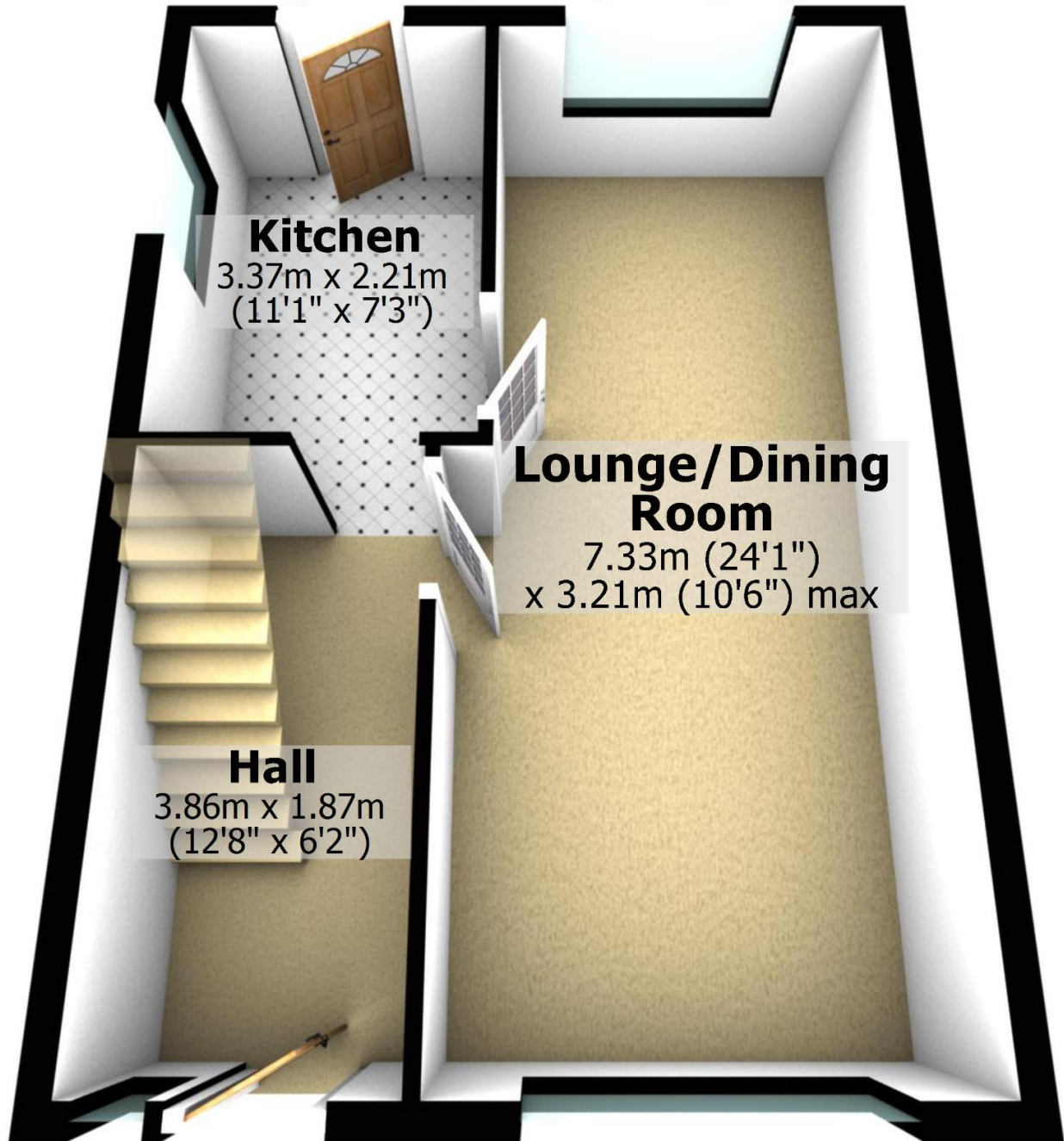
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Property Floor Plans

65 Kings Drive, Padiham, Burnley, Lancashire, BB12 7DF

Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

Creation Date

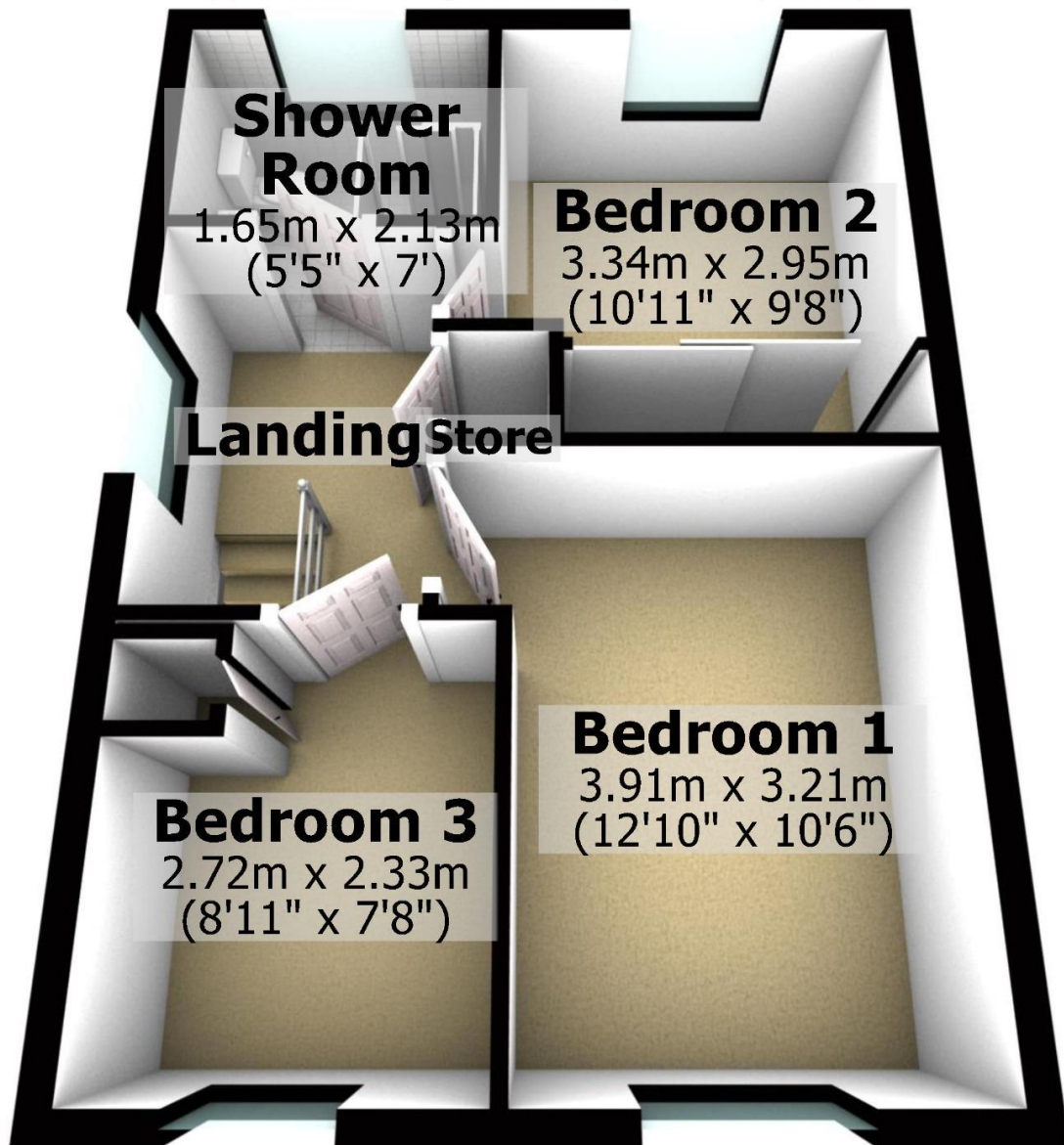
03/02/2025

Property Floor Plans

65 Kings Drive, Padiham, Burnley, Lancashire, BB12 7DF

First Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



Creation Date

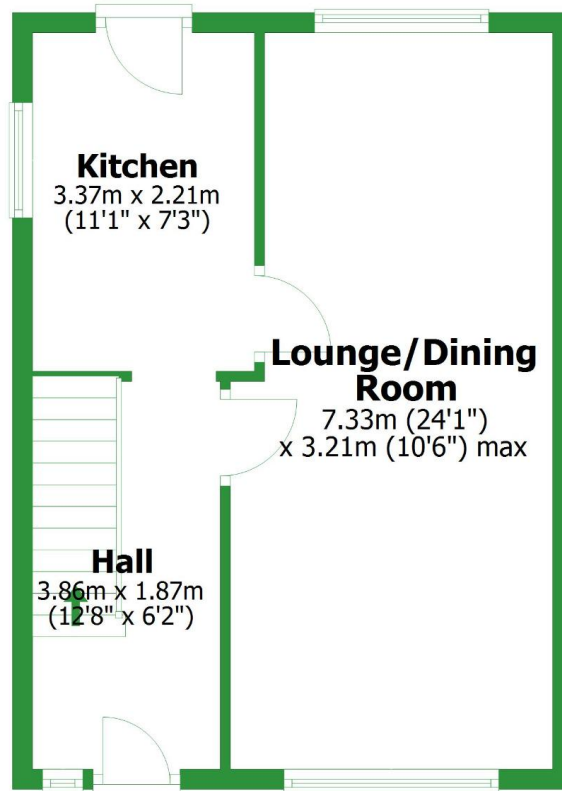
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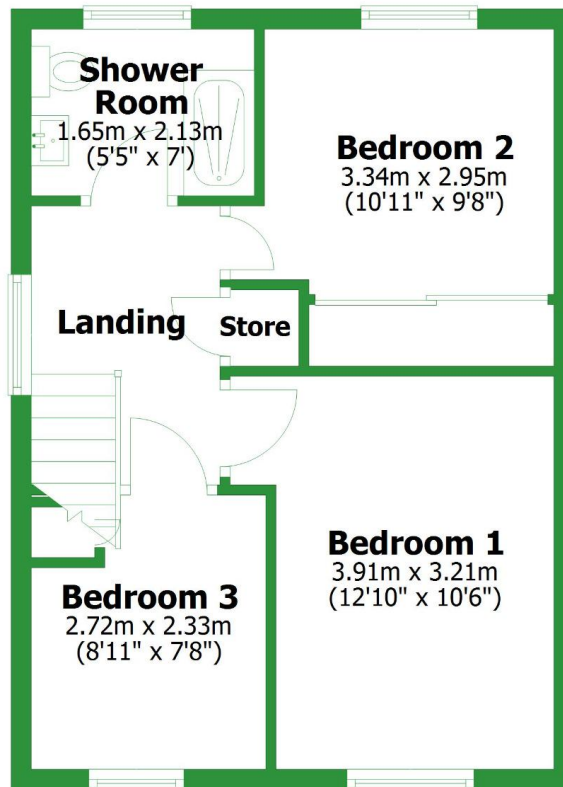
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Property EPC

65 Kings Drive, Padiham, Burnley, Lancashire, BB12 7DF

31/01/2025, 16:20

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
65 Kings Drive Padiham BURNLEY BB12 7DF	Energy rating C	Valid until: 16 September 2034
		Certificate number: 0390-2963-2210-2494-0801
Property type	Detached house	
Total floor area	79 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2963-2210-2494-0801?print=true>

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Property Info

65 Kings Drive, Padiham, Burnley, Lancashire, BB12 7DF

Property Type

House

Property Style

Detached

Bedrooms

3

Bathroom

1

Receptions

2

Tenure Type

Freehold

Floor Area

408.8

Agency Type

-

Parking

Garage

Type

Sales

Electricity

Mains Supply

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Property Info

65 Kings Drive, Padiham, Burnley, Lancashire, BB12 7DF

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC, FTTP

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£229,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

65 Kings Drive, Padiham, Burnley, Lancashire, BB12 7DF

Feature 1

Chain Free Three Bedroom

Feature 2

Detached

Feature 3

Open Plan Living

Feature 4

Spacious Corner Plot

Feature 5

Wrap-around Gardens

Feature 6

Double Garage

Feature 7

Off Road Parking

Feature 8

Close To Local Schools And Amenities

Feature 9

Close To Major Transport Links

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Property Description

65 Kings Drive, Padiham, Burnley, Lancashire, BB12 7DF

Well presented, Chain Free, Three Bedroom Corner Plot with Wraparound Gardens in Padiham.

Well presented, Three Bedroom Corner Plot with Wraparound Gardens in Padiham.

If you're searching for a home that blends stylish interior living with beautiful outdoor spaces, look no further. This impressive three-bedroom detached property on a generous corner plot in Padiham offers an exceptional lifestyle whether you are a first time buyer, couple or small family.

Key Features

- Open plan living
- Fully functional kitchen
- Two double bedrooms
- Boutique style garden
- Double garage and off road parking
- Wraparound gardens
- Potential to extend subject to planning permission
- Close to local amenities and schools
- Close to major transport links
- CHAIN FREE

Agent's Perspective

From the moment you step inside, its clear this home offers an impressive blend of contemporary living and versatile outdoor spaces, making it a fantastic choice for families, professionals, or anyone seeking a stylish retreat. The bright, open-plan lounge and dining space is flooded with natural light, creating a warm and inviting ambiance. The fully functional kitchen provides practicality, with integrated appliances, including a fridge, oven, and induction hob perfect for home chefs. Upstairs, two spacious double

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bedrooms, one with fitted wardrobes, and a versatile single bedroom provide ample living space. The boutique-style bathroom is a true standout, finished to a high standard with luxurious features such as a walk-in rainfall shower, floating vanity unit, and elegant fully tiled walls. The main highlight of this property is its impressive outdoor space, boasting not one, not two, but three distinct, private enclosed garden areas. The front offers a low-maintenance block-paved area, while the side garden features a beautifully lawned space with a charming, covered seating area. To the rear, you'll find a pergola for alfresco dining, mature plant borders, and an outdoor kitchen area, perfect for entertaining family and friends. Additionally, a double garage and ample off-road parking provides practical convenience.

Located in the heart of Padiham, this property offers easy access to local amenities, including shops, cafes, and restaurants. With excellent transport links to surrounding towns and cities, highly regarded schools nearby, and plenty of green spaces for outdoor activities, its ideally situated for a balanced and vibrant lifestyle.

Clients Perspective

We have had the absolute pleasure of living in this wonderful home for thirty nine years. Its in such a great area with friendly neighbours, and weve always felt lucky to call it ours. One of the things we've truly loved is the outdoor spaces they're just incredible. Whether its enjoying a quiet morning coffee under the pergola, hosting family barbecues in the garden, or simply relaxing in the sunshine, its been our haven all year round. Its a home filled with love, laughter, and countless memories, and we will be sad to leave. But now, its time for someone else to enjoy it as much as we have. We hope the next owners will appreciate its charm, beautiful spaces, and warm atmosphere just as we did.

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