



**99Home Ltd.**  
99Home Ltd,  
Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
:info@99home.co.uk

2 Bed Bungalow In SLADE LANE PADIHAM, PADIHAM, BB12 8NS £250,000





## SHORT DESCRIPTION

Property Ref: 16985 Occupying a generous plot in one of Padiham's most peaceful and sought-after residential settings, this chain-free two-bedroom detached bungalow presents a rare opportunity to acquire a home offering privacy, greenery and exceptional future potential. Enjoying attractive views of mature trees to both the front and rear, the property provides a wonderfully tranquil setting where birdsong and nature become part of everyday life. With generous gardens to the front and rear, a substantial private driveway providing off-road parking for five or more vehicles, and a semi-detached garage, this home offers space, flexibility and lifestyle appeal in equal measure. While the property would benefit from modernisation, it represents an ideal blank canvas for buyers wishing to create their dream home. Subject to the necessary planning permissions, there is excellent scope to extend to the rear, add a conservatory, or even create additional accommodation by building upwards, making this an exciting proposition for homeowners and investors alike. Ideally suited to downsizers seeking single-level living, families looking for future expansion potential, or buyers wanting a peaceful setting close to local amenities, this is a property with enormous potential in one of Padiham's most desirable locations. Property Description: Internally, the property opens into a welcoming entrance hallway providing access to all principal rooms and benefiting from two useful built-in storage cupboards. Positioned to the right-hand side of the hallway is the spacious main bedroom together with the comfortable lounge, both enjoying pleasant outlooks and providing flexible accommodation for everyday living. Straight ahead from the entrance is the heart of the home: a semi open-plan kitchen and dining area, creating a sociable space for family meals and entertaining guests. The kitchen offers excellent potential for refurbishment and redesign to suit individual tastes and requirements. To the left-hand side of the hallway is the second well-proportioned double bedroom together with the family bathroom, fitted with a bath, wash basin and WC. Externally, the property truly comes into its own. The generous gardens to both the front and rear provide excellent outdoor space while maintaining a high degree of privacy. Mature trees and green outlooks surround the home, creating a peaceful environment rarely found so close to everyday conveniences. The substantial driveway provides off-road parking for five or more vehicles and leads to the semi-detached garage, offering additional storage, workshop potential or secure parking. Location: Slade Lane is regarded as one of Padiham's most desirable residential locations, appreciated for its quiet surroundings, abundance of greenery and friendly community atmosphere. The property is within easy reach of Padiham town centre, local shops, schools and amenities, while excellent transport links, including the nearby M65 motorway network, provide convenient access to Burnley, Blackburn, Preston and Manchester. The area also offers beautiful countryside walks and open spaces, making it ideal for those who value both accessibility and a more relaxed pace of life. Property Type: Bungalow Full selling price: £250000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: D EPC rating: D Measurement: 1140.975 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Private, Covered, Off street Heating Type: Central, Double Glazing, Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied..

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	106 square metres

### Rules on letting this property

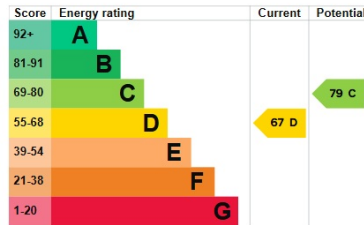
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

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

[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

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