



10 Institute Street

Padiham, Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi Detached Town House
- Driveway + Garden
- Town Centre Location
- Gas Central Heating
- Freehold
- EPC Rated C
- 3 Bedrooms + 2 Bathrooms
- Downstairs WC
- EV Charging Point

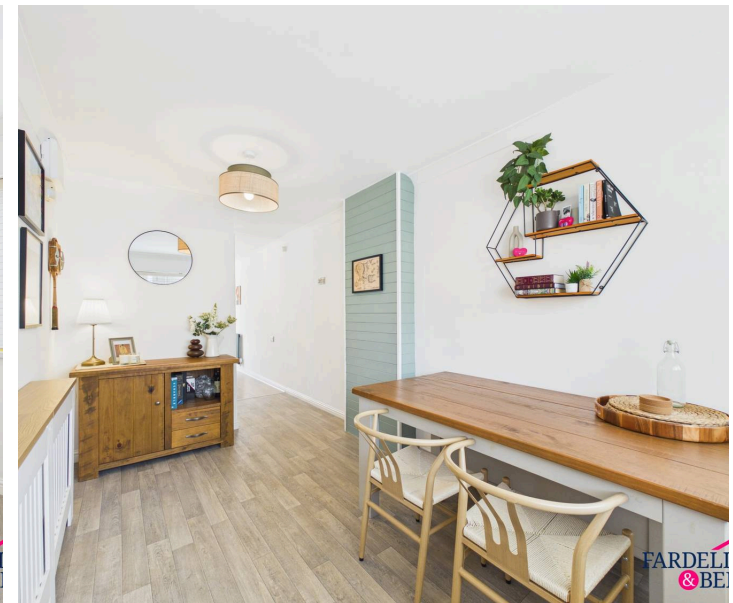


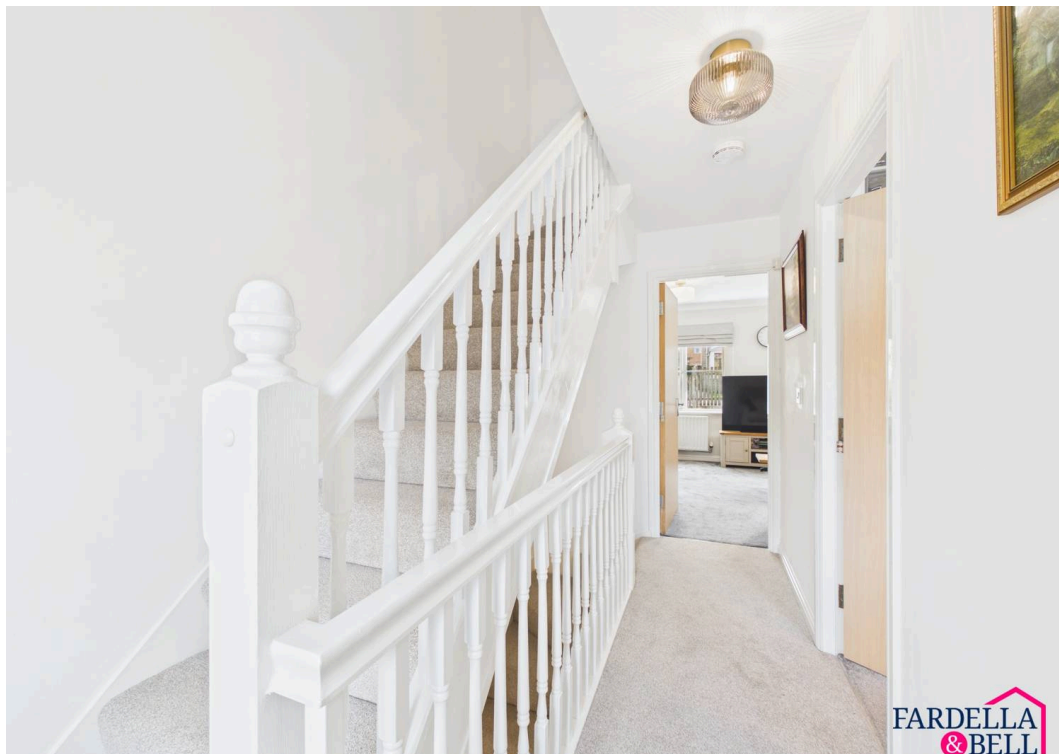
Ground Floor

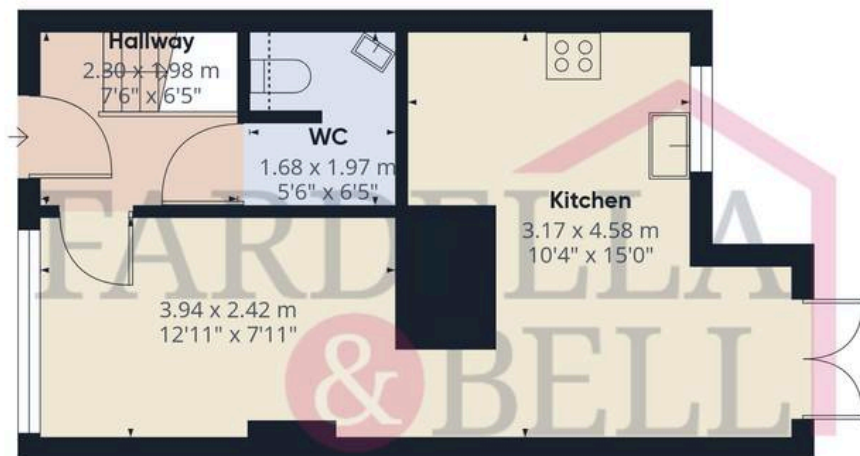
The ground floor opens into a welcoming hallway with useful storage and access to a convenient WC. The main living space is arranged in an open-plan style, combining the kitchen with a generous adjoining dining and seating area. The kitchen is fitted with a range of wooden wall and base units, contrasting work surfaces, tiled splashbacks and integrated cooking appliances, with a practical breakfast bar creating additional preparation and casual dining space. To the rear, French doors provide direct access out to the garden, while additional windows bring in plenty of natural light. The adjoining dining area offers excellent versatility for family meals, entertaining or everyday living, with contemporary flooring, modern radiators and neutral décor continuing throughout the ground floor.

First Floor

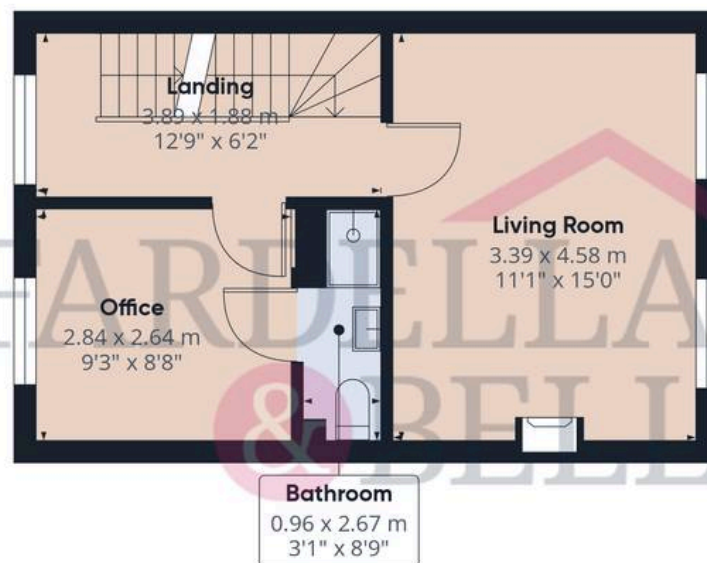
The first floor provides a spacious and versatile arrangement, with a generous living room positioned to the rear of the property and enjoying an outlook across the garden. Finished in neutral tones with fitted carpet and ample space for a range of seating, this makes a comfortable main reception room. Also on this level is Bedroom Three, a well-proportioned double room currently arranged as a home office, offering excellent flexibility for guests, working from home or additional family accommodation. The room benefits from its own en suite shower room, fitted with a shower enclosure, pedestal wash basin and WC. A central landing connects the accommodation and incorporates the staircase rising to the second floor.



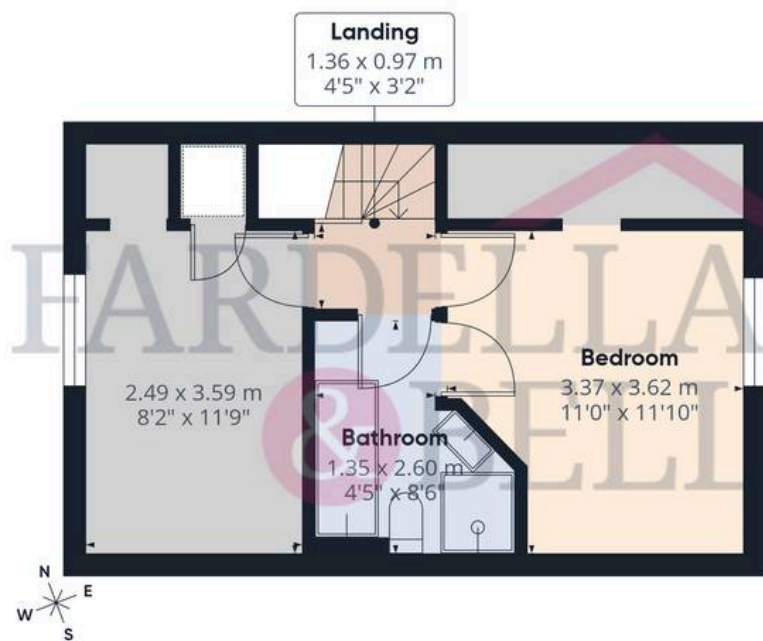




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

93.5 m²

1007 ft²

Reduced headroom

0.2 m²

2 ft²

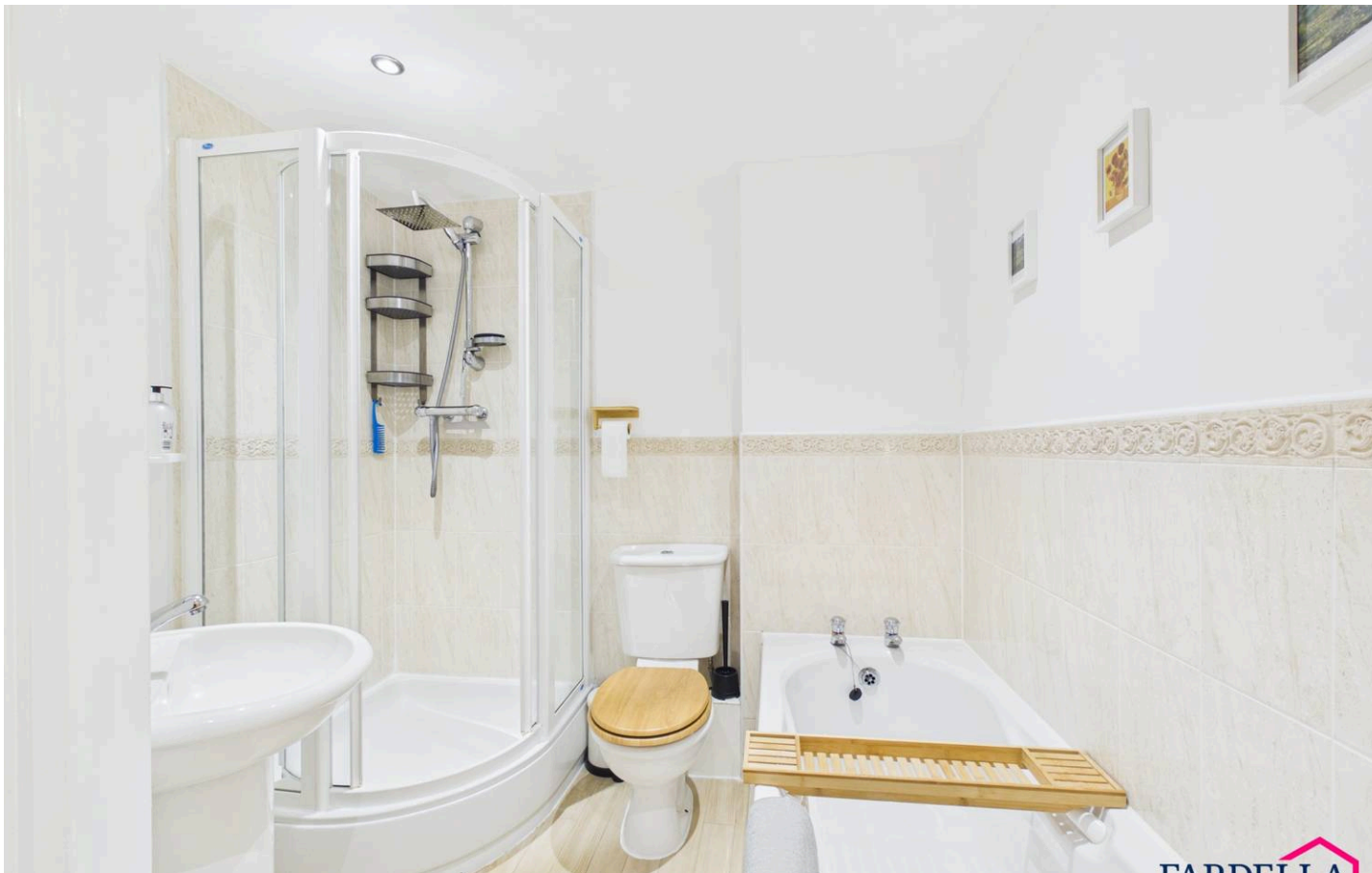
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Second Floor

The second floor is home to the principal bedroom, a generous double room with a dedicated walk-in wardrobe area providing excellent hanging and storage space. The principal bedroom also enjoys direct access to a Jack and Jill bathroom, fitted with a three-piece suite comprising a bath with shower attachment, WC and wash basin. The bathroom can also be accessed independently from the second-floor landing, making it convenient for Bedroom Two. Bedroom Two is another well-proportioned double room, finished in neutral tones and benefitting from a useful built-in storage point. This room also provides access to the loft, adding further practical storage potential. The landing links both bedrooms and the bathroom, completing a well-planned upper floor arrangement.

Garden

To the front, the property is approached via a generous resin-bound driveway providing ample off-road parking, with a decorative slate-chipped border and fenced boundaries creating a neat, low-maintenance frontage. To the rear is an enclosed, tiered garden designed across two levels. A paved patio sits directly outside the property, providing a useful seating or entertaining area, with retaining walls and planted borders leading up to the lawned section above. The upper garden offers additional outdoor space with fenced boundaries and a garden shed for storage. A gated pathway also provides access around the side of the property. Please note: The vendor has advised that the garden storage will remain at the property as part of the sale.





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