



## 10 Palmerston Street

Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Large Reception Rooms
- Three Bedrooms
- Garden Fronted Family Home
- Council Tax Band A
- No Chain - Leasehold Tenure
- Rear Yard
- Ideal Family home



### Ground Floor

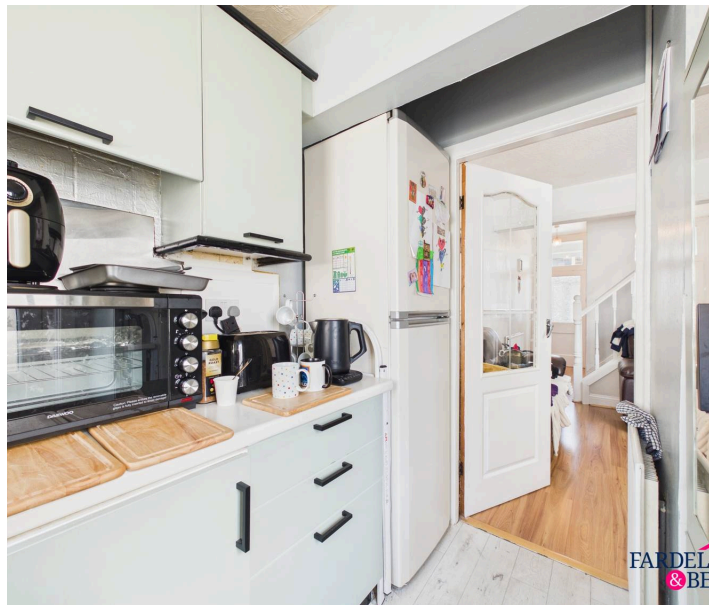
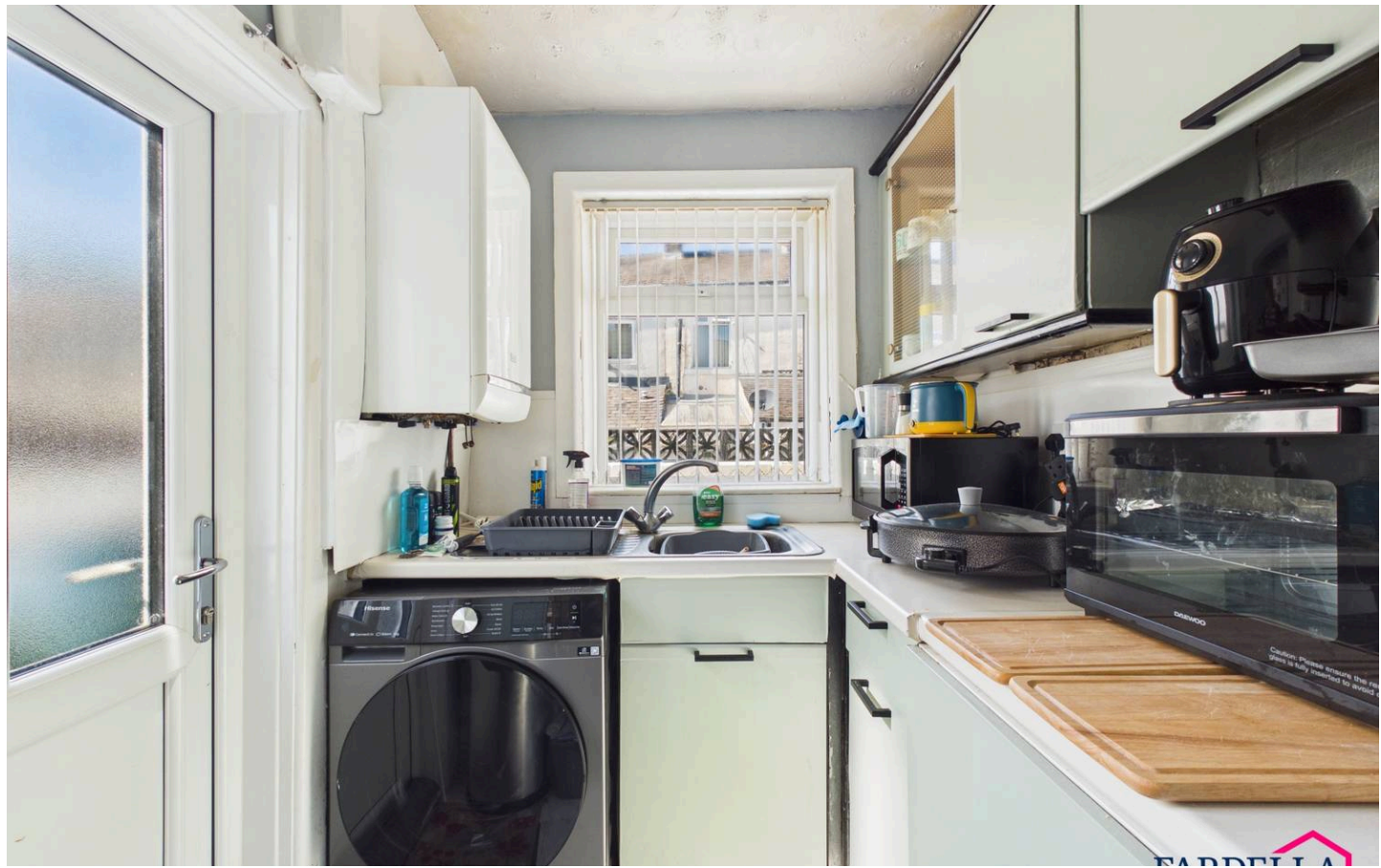
Step through the entrance and into a welcoming layout that feels both practical and homely. To the front, a cosy living room offers a relaxing space to unwind in the evenings, with natural light filtering through the window and a feature fireplace creating a focal point. Moving through, a second reception room provides flexibility for modern living. It works beautifully as a larger lounge, dining area, or even a playroom or home office depending on your needs. To the rear, the kitchen is neatly arranged with everything within easy reach, making day to day cooking simple and efficient. A door from here leads out to the rear yard, creating an easy connection between indoor and outdoor space.

### First Floor

Upstairs, the property continues to offer well balanced accommodation. The main bedroom spans the width of the house and provides a comfortable retreat with space for wardrobes and additional furniture. Two further bedrooms offer versatility, ideal for children, guests, or a dedicated workspace. The bathroom is conveniently positioned off the landing and includes all the essentials for daily routines.

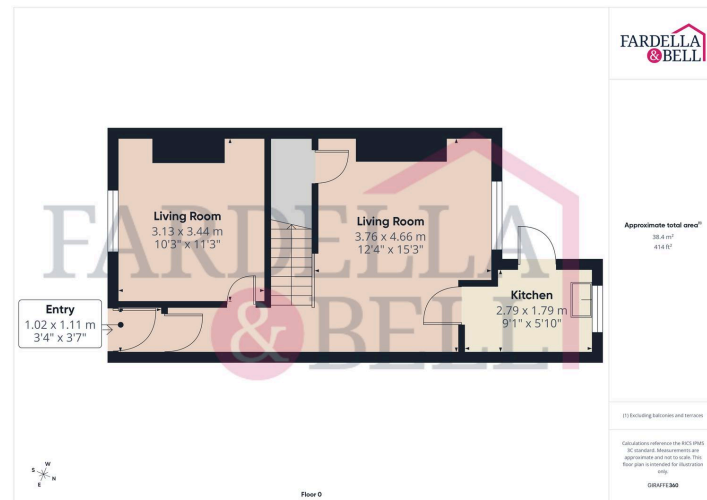
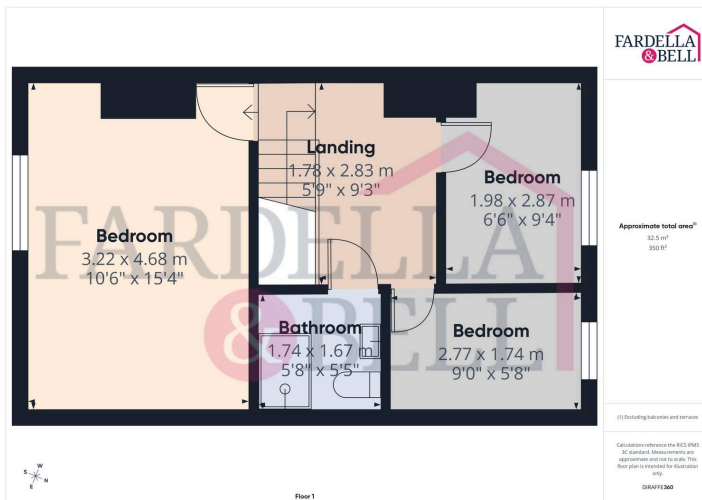
### External

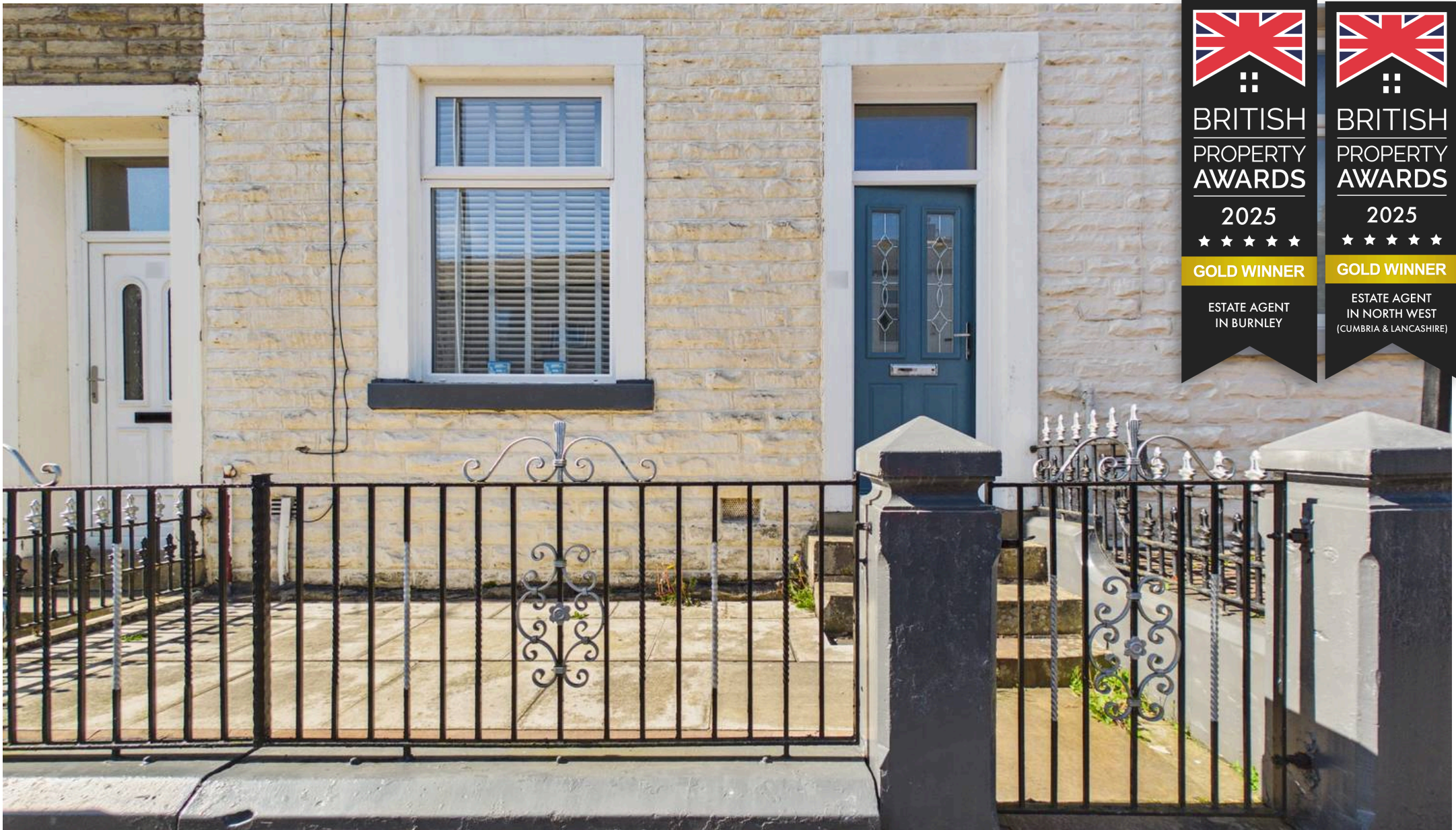
To the front, the property is set behind a low maintenance forecourt with gated access, adding a sense of privacy from the street. To the rear, there is an enclosed yard designed for ease of upkeep. It is a lovely spot to enjoy a morning coffee or a bit of fresh air, with enough room for outdoor seating and a touch of greenery.





**GARDEN**





## Fardella & Bell Estate Agents

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