



10 Waterside Mews

Padiham, Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Ground floor WC
- Block-paved driveway with off-road parking for multiple vehicles
- Orangery with upgraded roof creating year-round use
- Spacious living room with dining area
- Freehold Tenure
- Council Tax Band C
- Three bedrooms



Ground Floor

The property is entered via a welcoming entrance hall with staircase access to the first floor and access to the principal living accommodation. The kitchen is fitted with a range of wall and base units providing ample storage and workspace, creating a practical setting for everyday cooking and family life. To the rear, the spacious living room offers a comfortable and versatile space for relaxing and entertaining, with room for both seating and dining areas. Sliding doors lead through to the orangery, which has been enhanced with the addition of a new roof to create a more usable year-round living space. Filled with natural light and enjoying views across the garden, this is a lovely additional reception area that can easily adapt to different lifestyles. Completing the ground floor is a convenient cloakroom/WC.

First Floor

The first floor accommodation is arranged around a central landing and comprises three bedrooms together with a contemporary shower room. The principal bedroom is a generous double room featuring fitted furniture which maximises both storage and functionality. The additional bedrooms provide flexibility for family living, guests, hobbies or those needing dedicated home working space. The modern shower room has been attractively finished with contemporary fittings and tiling, creating a stylish and practical space for everyday use.

External

To the front, the property benefits from an attractive block-paved driveway providing off-road parking for multiple vehicles, creating both convenience and a welcoming first impression. To the rear, the enclosed garden has been designed with low maintenance in mind and features paved seating areas that provide space for outdoor dining, entertaining or simply enjoying warmer days. Mature greenery beyond the boundary offers an attractive backdrop and adds to the sense of privacy.





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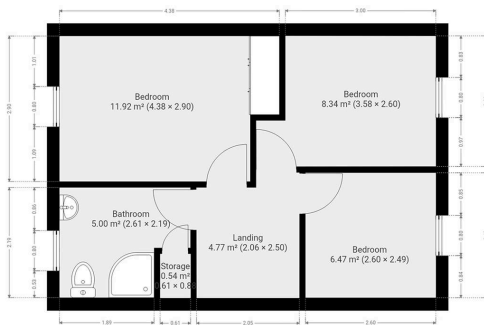
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GARDEN

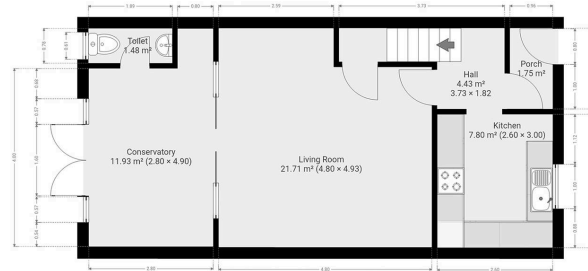
DRIVEWAY

2 Parking Spaces



Total Property Area: approx - 86.09 Sq Meters (926.67 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and orientations are approximate. No liability is taken for any errors and they do not form part of any agreement. No liability is taken for any errors.



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