

# Property Details

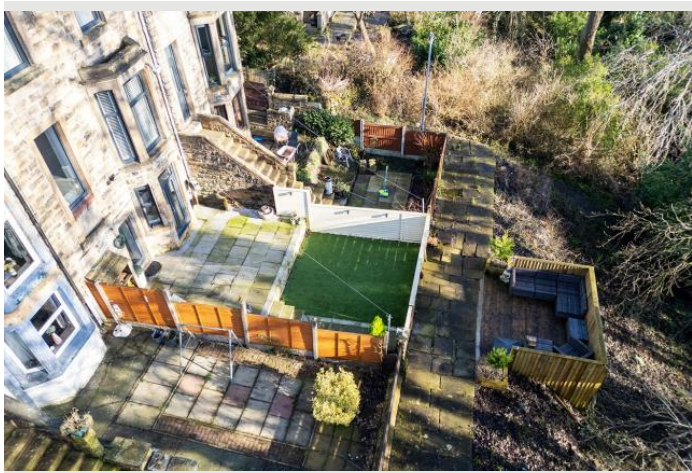
23 Albert Street, Padiham,  
Burnley, Lancashire, BB12 8HE

Guide Price **£169,950**



# Property Photos

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE



Creation Date  
**30/01/2026**

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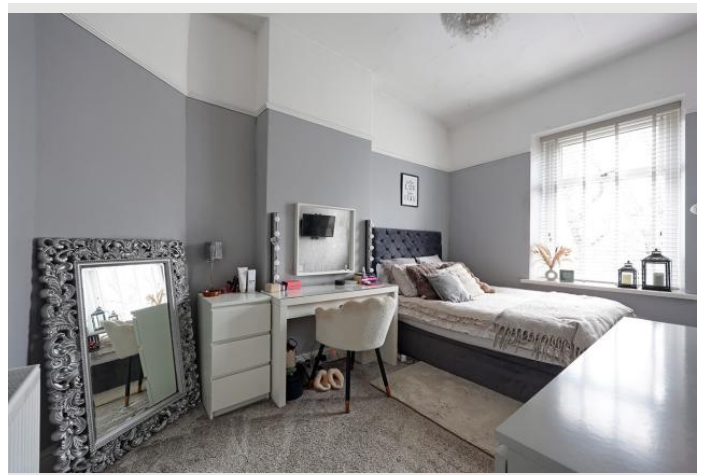
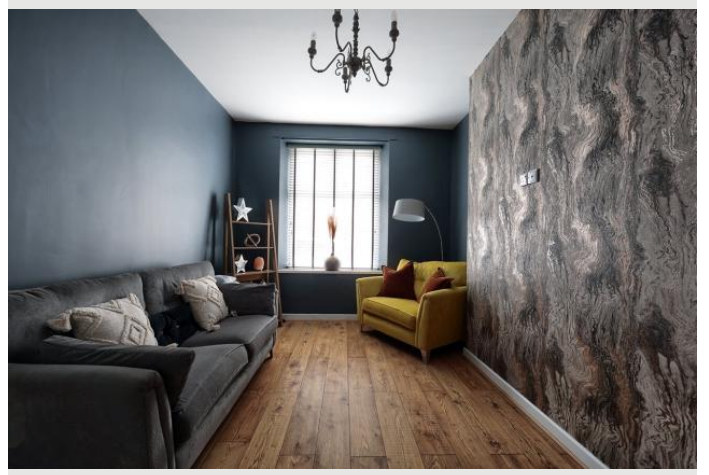
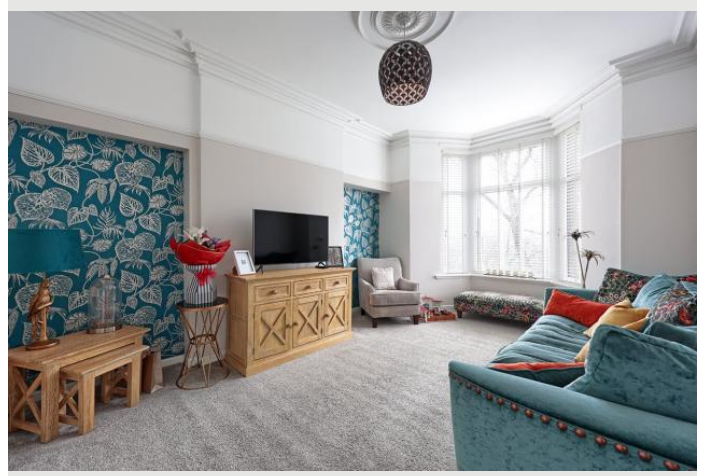
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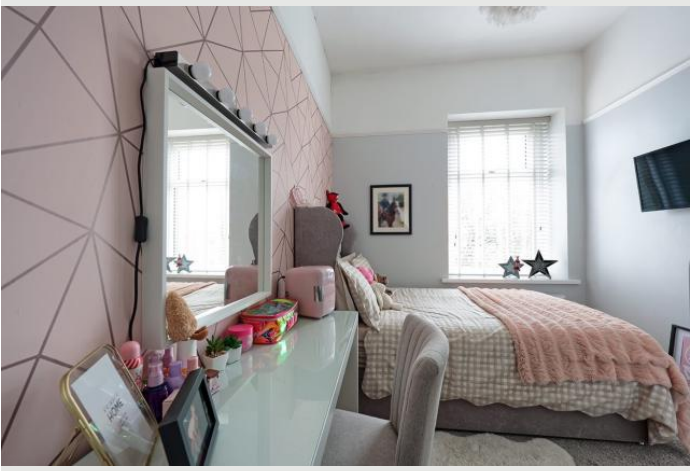
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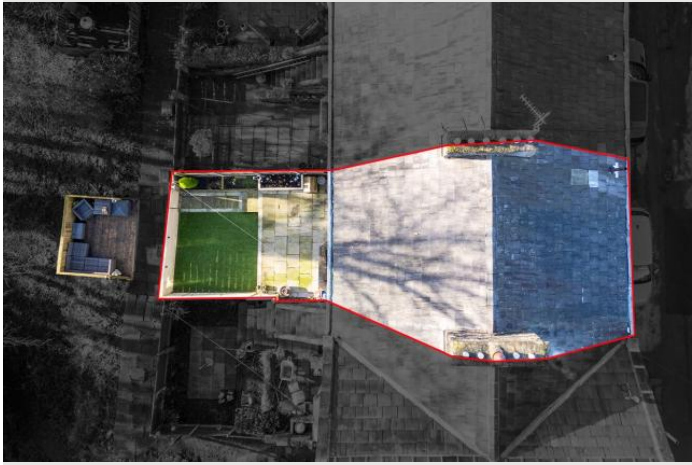
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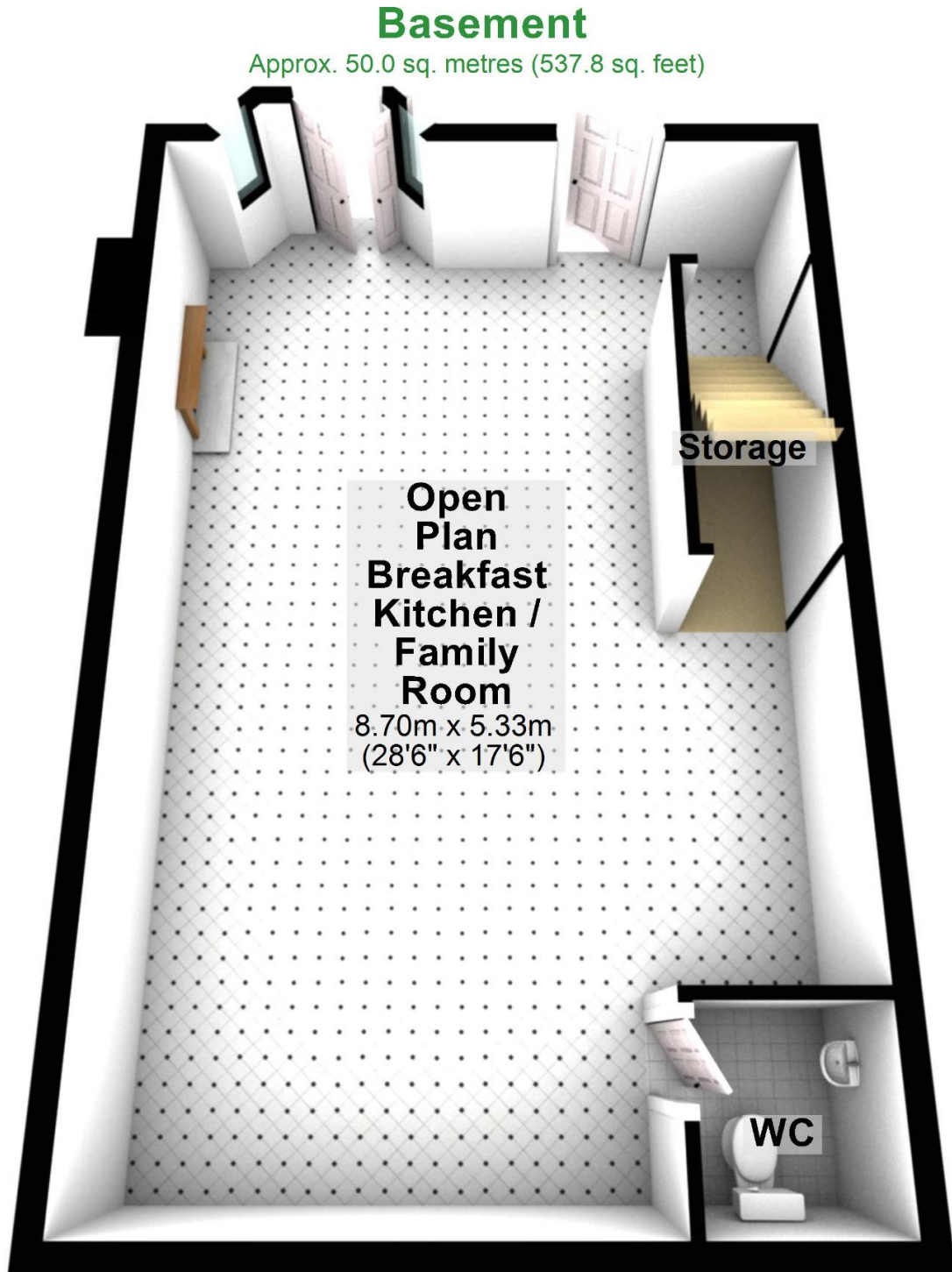
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**30/01/2026**

# Property Floor Plans

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE



Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

Creation Date

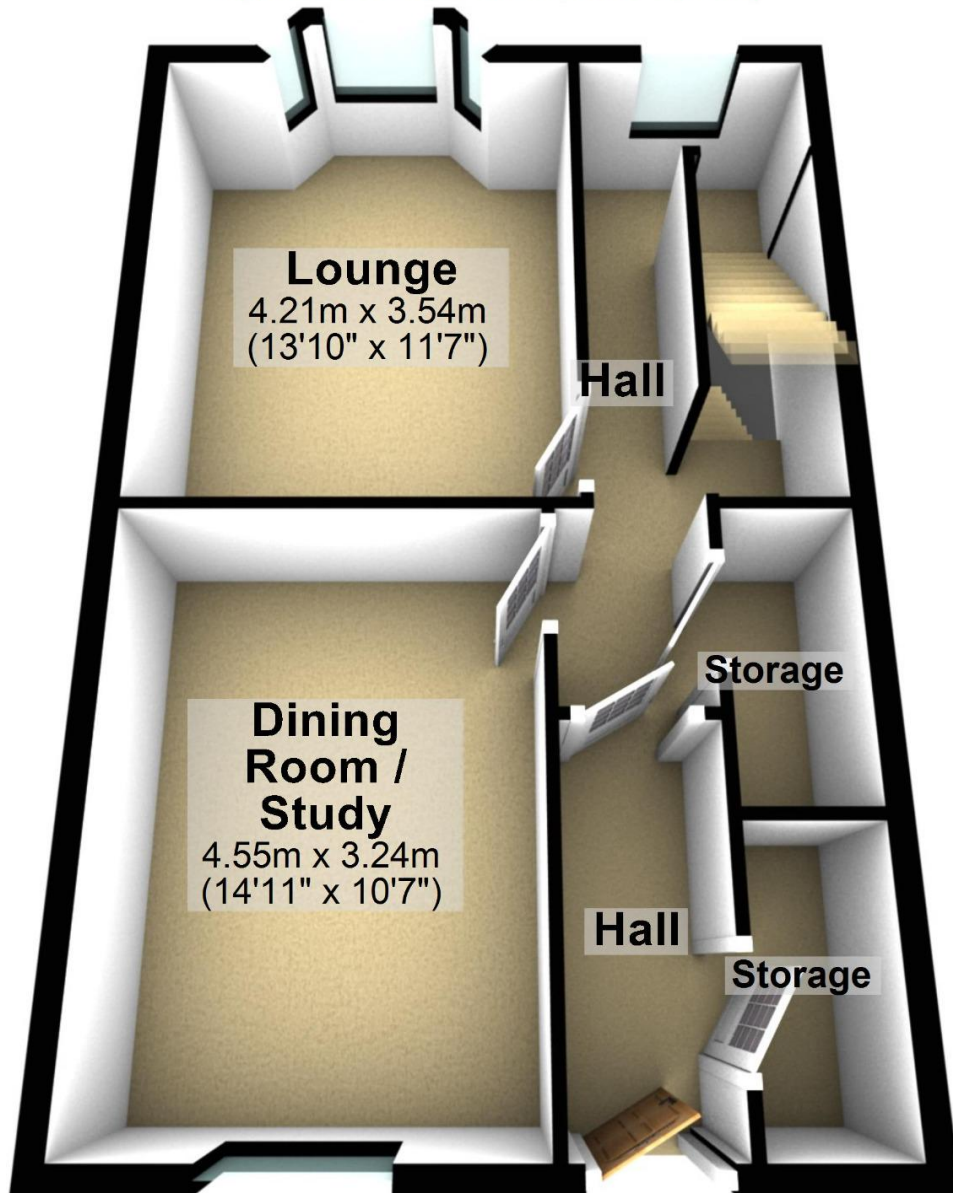
**30/01/2026**

# Property Floor Plans

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

## Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)

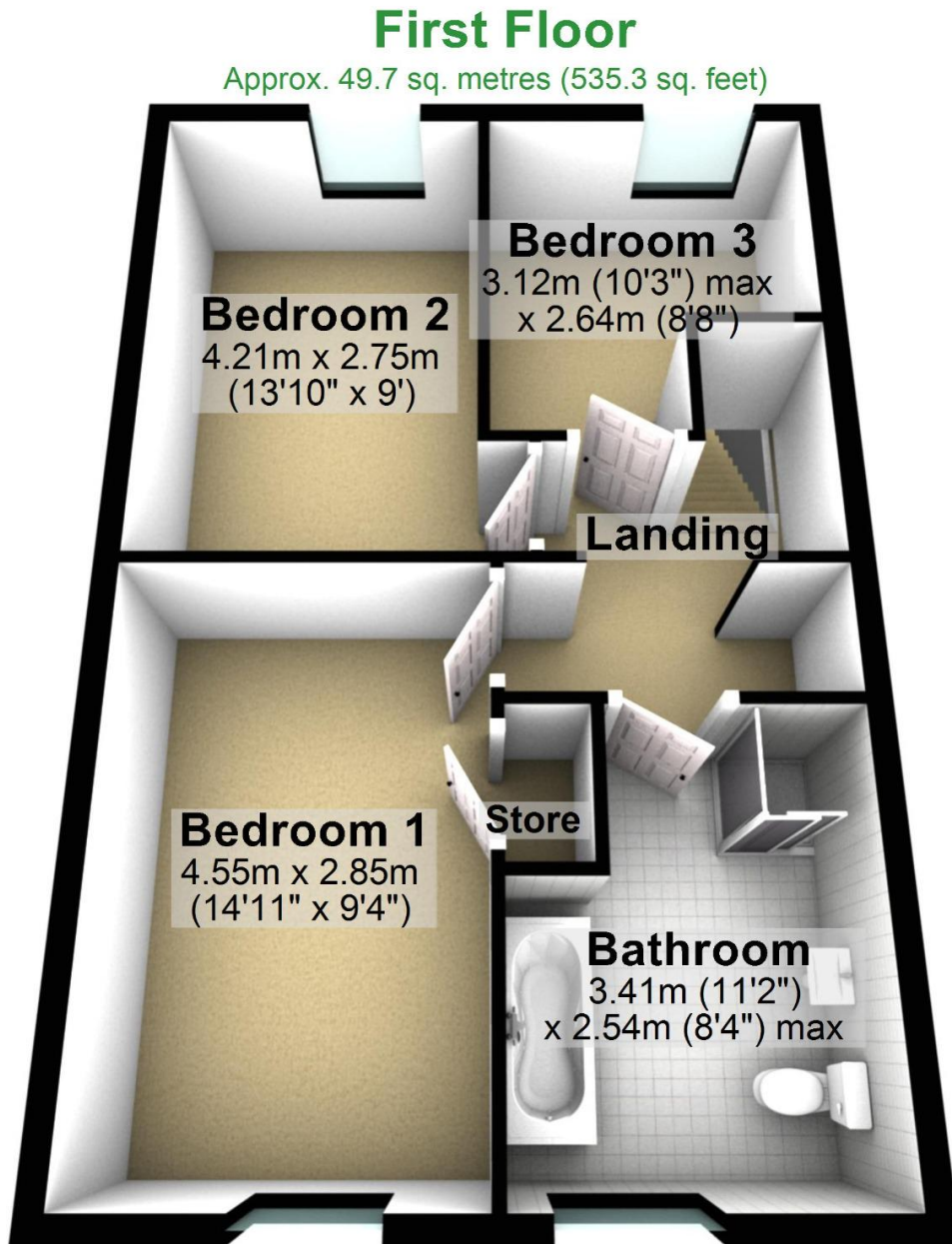


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# Property Floor Plans

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

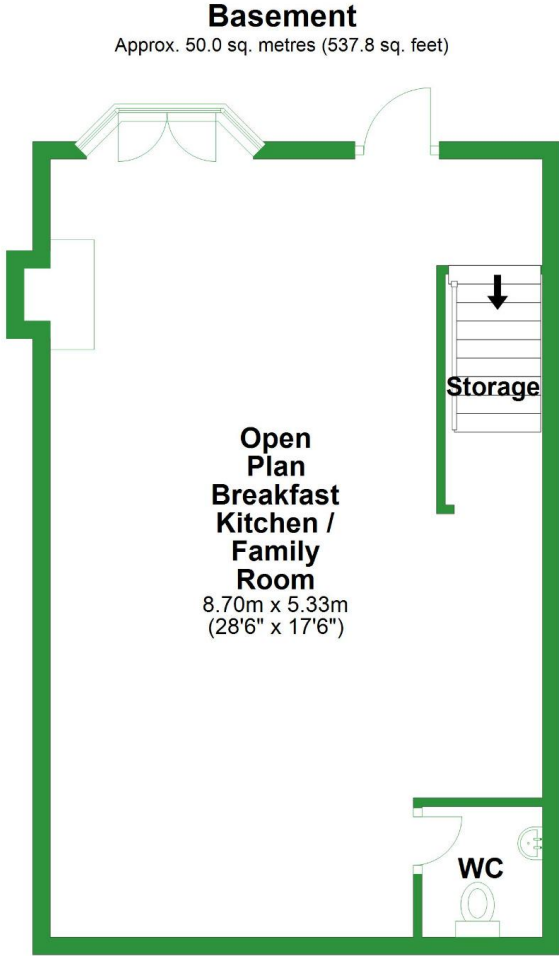


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# Property Floor Plans

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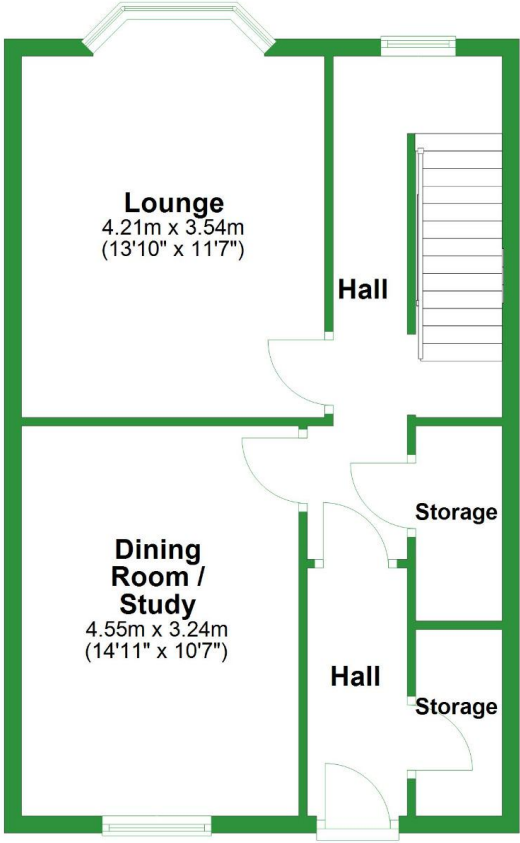
Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

# Property Floor Plans

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

## Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



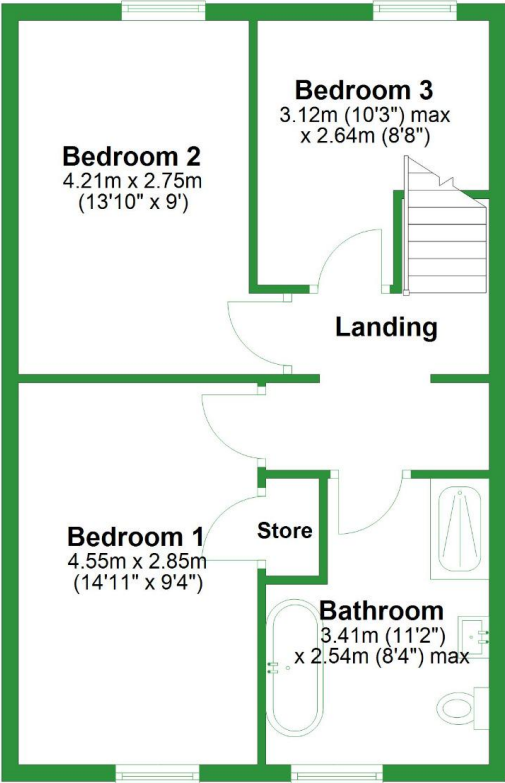
Creation Date  
**30/01/2026**

# Property Floor Plans

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

## First Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



Creation Date  
**30/01/2026**

# Property EPC

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

29/01/2026, 10:08

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

Energy performance certificate (EPC)		
23, Albert Street Padiham BURNLEY BB12 8HE	Energy rating <b>F</b>	Valid until: 23 July 2029
		Certificate number: 8707-2746-1529-4427-8313
Property type	Mid-terrace house	
Total floor area	98 square metres	

## Rules on letting this property

### **!** You may not be able to let this property

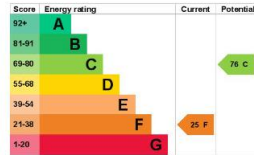
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is F. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8707-2746-1529-4427-8313?print=true>

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Creation Date

30/01/2026

# Property Info

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

## Property Type

House

## Property Style

Terraced

## Bedrooms

3

## Bathroom

2

## Receptions

3

## Tenure Type

Leasehold

## Floor Area

1611.1

## Agency Type

Sole

## Parking

Street Parking

## Type

Sales

## Electricity

Mains Supply

Creation Date

**30/01/2026**

# Property Info

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

FTTC

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

Creation Date

**30/01/2026**

# Property Info

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

2869-11-12

## Price Qualifier

Guide Price

## Price

£169,950

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

Creation Date

**30/01/2026**

# Property Features

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

## Feature 1

Fully Renovated Three-bedroom Mid-terrace

## Feature 2

Open Plan Kitchen, Dining, And Living Area Ideal For Modern Living

## Feature 3

Flexible Living Across Three Floors

## Feature 4

Two Reception Rooms

## Feature 5

Rear Garden With Patio And Lawn

## Feature 6

Close To Padiham Town Centre

## Feature 7

Sought After Residential Area

## Feature 8

Good Access To Major Transport Links

## Feature 9

Close To Local Primary Schools And Amenities

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# Property Description

23 Albert Street, Padiham, Burnley, Lancashire, BB12 8HE

## A Stylish and Spacious Three Bedroom Property on Albert Street

### Key Features

- Fully renovated three-bedroom mid-terrace
- Flexible layout set across three floors
- Open plan kitchen, dining, and living area ideal for modern living
- Log burner creating a cosy living space
- Two further reception rooms
- Generous bathroom with shower and bath
- Enclosed rear garden with patio and lawn
- Located on Albert Street in the heart of Padiham
- Well-regarded residential area with a strong community feel
- Padiham town centre within easy walking distance
- Wide range of local shops, cafes and everyday services nearby
- Easy access to the M65 motorway network via junctions at Burnley and Hapton
- Good access to local primary and secondary schools

Located on Albert Street, this fully renovated three-bedroom mid-terraced home is arranged over three well-planned floors, offering flexible and modern living. On entering, you are welcomed into a hallway with two useful storage cupboards. To the front is a study or second lounge, ideal for working from home or as a snug. To the rear, a bright and good-sized main lounge features a bay window, creating a comfortable space to relax.

The lower ground floor is a real highlight, with a spacious open plan kitchen, dining and lounge area. The kitchen includes integrated appliances and a central island, making it a great space for everyday living and entertaining. The lounge area is warmed by a log burner and enjoys views out to the garden. A downstairs WC is also located on this level.

Upstairs, the property offers three double bedrooms. The bathroom is generous in size and includes both a walk-in shower and a bath. To the rear, the garden is well kept with a patio area, lawn, and outdoor lighting, perfect for enjoying time outside.

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# Property Description

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From the Agent's Perspective:

Arranged over three floors, the property provides practical and versatile living space and has been carefully maintained. The renovation allows new owners to move straight in and enjoy the home.

From the Client's Perspective:

We've loved how practical and welcoming the house feels. The layout works well for everyday life, and the lower ground floor has been perfect for hosting friends and family.

Additional Information

Tenure- Leasehold, 844 years remaining.

Council tax band - B

Heating- Gas Central Heating

Electric- Mains

Drainage - Mains

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