



12 Peel Street, Padiham, Burnley,
Lancashire BB12 8RP



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Having recently undergone a scheme of refurbishment, this beautifully presented two bedroom mid terrace home is found just a short walk from Padiham town centre, and is sure to catch the eye of anyone looking for a buy to let investment. The accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two double bedrooms to the first floor and a modern three piece bathroom suite. The property is warmed by a recently installed (December 2023) combination boiler, and is Upvc double glazed throughout. There is a low maintenance yard to the rear, with outside W/C. EPC - D. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain
- Recently been redecorated throughout
- Found just a short walk from Padiham town centre
- Sure to catch the eye of anyone looking for a buy to let investment
- Suitable for first time buyers
- One welcoming reception room
- Modern fitted kitchen
- Two first floor double bedrooms
- Three piece bathroom suite
- Warmed by gas central heating - ran from a recently installed combination boiler
- Upvc double glazed throughout
- Low maintenance yard to the rear
- EPC - D
- Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

4.1m x 4m (13' 5" x 13' 1")

Kitchen

3.7m x 3.2m (12' 2" x 10' 6")

First Floor

Bedroom One

4.1m x 3.1m (13' 5" x 10' 2") Max measurement.

Bedroom Two

3.8m x 3.6m (12' 6" x 11' 10")

Bathroom

Outside

Yard

Further Information

Additional Information

The property is on a leasehold title with the residue of a 999 year lease remaining. The ground rent is approximately £1 per year.

The area is considered low risk for surface water flooding.

Broadband and mobile coverage is provided by a number of providers and ultrafast is available.

Council tax is Band A.

