



18 Oat Street, Padiham, Burnley,
Lancashire BB12 7BQ



PROPERTY DESCRIPTION

!! Investment Opportunity !! This mid terrace home is offered for sale with vacant possession and boasts accommodation in need of some cosmetic updating. The property is found a short walk from Padiham town centre and is sure to catch the eye of anyone looking for a buy to let investment opportunity. The accommodation comprises of: one generous reception room, a fitted kitchen having ample dining space, three first floor bedrooms and a three piece bathroom suite. Warmed by gas central heating and being Upvc double glazed throughout. Low maintenance yard to the rear. EPC - D. Early viewing considered a must!

FEATURES

- Investment Opportunity
- Offered for sale with vacant possession
- In need of some cosmetic updating
- Close proximity to Padiham town centre
- Ideal for anyone looking for a buy to let investment
- One generous reception room
- Fitted kitchen with ample dining space
- Three first floor bedrooms
- Three piece bathroom suite
- Low maintenance yard to the rear
- EPC - D
- Early viewing a must!

ROOM DESCRIPTIONS

Ground Floor

Sitting Room

4.5m x 3.9m (14' 9" x 12' 10")

Dining Kitchen

4.5m x 3.4m (14' 9" x 11' 2")

First Floor

Bedroom One

4.5m x 3m (14' 9" x 9' 10")

Bedroom Two

2.6m x 2.4m (8' 6" x 7' 10")

Bedroom Three

2.4m x 2.3m (7' 10" x 7' 7")

Bathroom

Outside

Yard

Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining (so approx. 875 years) and has an annual ground rent of £1.

The property is located in an area considered low risk for surface water flooding.

Ultrafast broadband is available, and mobile coverage is provided by a number of companies.

