



2 Pierce Close, Padiham, Burnley,
Lancashire BB12 8JA



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This well presented mid mews home is found just a short walk from Padiham town centre, and is sure to catch the eye of anyone looking for their first home. The quaint accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and boasts a low maintenance rear garden with enclosed panel fencing, and off road parking to the front, in the form of a driveway. Suitable for buy to let investment. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with vacant possession
- Well presented accommodation on offer
- Just a short walk from Padiham town centre
- Ideal for anyone looking for their first home
- One welcoming reception room
- Modern fitted kitchen
- Two bedrooms to the first floor
- Three piece bathroom suite
- Warmed by gas central heating
- Low maintenance rear garden with enclosed panel fencing
- Off road parking to the front
- Suitable for buy to let investment
- EPC - D
- Council Band - Tax A
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.14m x 3.96m (13' 7" x 13' 0")

Kitchen

2.69m x 1.7m (8' 10" x 5' 7")

First Floor

Bedroom One

3.96m x 2.72m (13' 0" x 8' 11")

Bedroom Two

2.74m x 2.08m (9' 0" x 6' 10")

Bathroom

Outside

Garden

Further Information

Further Information

The property is on a freehold title.

Council Tax - Band A

EPC - D

Mobile and broadband services are offered by a number of companies and ultrafast is available.

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

