

£95,000 Leasehold



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



## PROPERTY DESCRIPTION

!! Impressively refurbished throughout !! Having just gone through a full scheme of modernisation at the expense of the local authority, this two double bedroom mid terrace home is perfect for anyone looking for their first home. The property offers generous accommodation throughout and comprises of: two separate reception rooms, an eye catching modern kitchen, two double bedrooms to the first floor and a brand new three piece bathroom suite. Warmed by a recently installed combination boiler and being Upvc double glazed throughout. The home has brand new floor coverings, and would also suit someone looking for a buy to let investment. EPC - TBC. Council Tax - Band A. Early viewing a must!

## FEATURES

- Impressively refurbished throughout
- The work has been completed at the expense of the local authority
- The perfect first home
- Suitable for buy to let investment
- Offered for sale with no onward chain
- Two separate reception rooms
- Eye catching modern kitchen
- Two first floor double bedrooms
- Brand new three piece bathroom suite
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!







## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

4.4m x 3.88m (14' 5" x 12' 9")

#### Dining Room

4.4m x 3.4m (14' 5" x 11' 2")

#### Modern Fitted Kitchen

3.95m x 1.72m (13' 0" x 5' 8")

### First Floor

#### Bedroom One

4.46m x 3.88m (14' 8" x 12' 9")

#### Bedroom Two

4.22m x 2.52m (13' 10" x 8' 3")

#### Brand New Bathroom Suite

### Yard

#### Low maintenance rear yard

### Further Information

#### Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining.

The annual ground rent is £1.05.

The property is located in an area considered to be low risk for surface water flooding, and the yearly chance of flooding between 2036 and 2069 is also considered to be low risk.

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

EPC - TBC

Council Tax - Band A

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	82	86		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

## FLOORPLAN



Oat Street, Padiham, BB12 7BQ

Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup>

All measurements are approximate and for display purposes only.