

£74,995 Leasehold



23 Bright Street, Padiham, Burnley,  
Lancashire BB12 8RA



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This well 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 property. Having Padiham greenway on it's doorstep, the 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 - ran from a modern combination boiler, and is Upvc double glazed throughout. Low maintenance yard to the rear. EPC - TBC. Council Tax - Band A. Early viewing a must!

## FEATURES

- Offered for sale with vacant possession - no onward chain
- Well presented two bedroom mid terrace home
- Found within walking distance of Padiham town centre
- Ideal for anyone looking for a buy to let investment
- The perfect first home
- One welcoming reception room
- Modern dining kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Low maintenance rear yard
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Council Tax - Band A
- EPC - TBC
- Early viewing a must!







## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

3.9m x 3.8m (12' 10" x 12' 6")

#### Dining Kitchen

3.8m x 2.9m (12' 6" x 9' 6")

### First Floor

#### Bedroom One

3.8m x 2.5m (12' 6" x 8' 2")

#### Bedroom Two

2.9m x 2.8m (9' 6" x 9' 2")

#### Shower Room

### Outside

#### Outside

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

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

The long term risk of flooding is assessed as low risk, as is the risk of surface water flooding.

EPC - TBC

Council Tax - Band A

