

£74,995 Leasehold



6 Quarry Street, Padiham, Burnley,
Lancashire BB12 8PH



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Located just a short walk from Padiham town centre and all its amenities, we are delighted to offer for sale this two bedroom mid terrace property, that is offered for sale with vacant possession. The well presented accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms - the main bedroom being a comfortable double, and a modern three piece shower room. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a small, low maintenance yard to the rear. Council Tax | A. EPC | D. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain
- Vacant possession
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- One welcoming reception room
- Modern fitted kitchen
- Two first floor bedrooms - the main being a generous double
- Modern three piece shower room
- Warmed by gas central heating and being Upvc double glazed throughout
- Council Tax | A
- EPC | D
- Early viewing a must!





ROOM DESCRIPTIONS

Ground floor

Living room
14' 5" x 12' 11" (4.39m x 3.94m)

Kitchen
7' 7" x 6' 7" (2.31m x 2.01m)

First floor

Bedroom 1
14' 1" x 8' 6" (4.29m x 2.59m)

Bedroom 2
7' 7" x 6' 7" (2.31m x 2.01m)

Shower room

External

Enclosed 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 property is located in an area considered to be low risk for surface water flooding, with the long term risk assessed as the same.

EPC - D

Council Tax - Band A

