



29 Park View, Padiham, Burnley, Lancashire. BB12 8EE

- Immaculately presented accommodation on offer
- Occupying a quiet back water position
- Close proximity to Padiham town centre
- The perfect buy to let investment
- Beautifully presented accommodation on offer
- Two generous reception rooms
- Modern fitted kitchen
- Two first floor double bedrooms
- Three piece family bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Low maintenance rear yard
- Option to be sold with the current tenant in situ
- EPC - D
- Council Tax Band A
- Early viewing is considered a must!



PROPERTY DESCRIPTION

!! Immaculately presented throughout !! Occupying a quiet, back water position with impressive views over the local bowling club this beautifully presented two bedroom mid terrace property is sure to catch the eye of anyone looking for their first home, or for a buy to let investment. The generous accommodation comprises of: two spacious reception rooms, a modern fitted kitchen, two double bedrooms to the first floor and an eye catching three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is the option of the property being sold with the current tenant in situ, they have been in place for three and a half years with the current rent being £650PCM, and all the relevant certification is in place. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

4.250m x 3.61m (13' 11" x 11' 10")

Lounge

4.25m x 3.05m (13' 11" x 10' 0")

Kitchen

4.27m x 2.12m (14' 0" x 6' 11")

First Floor

Bedroom One

4.25m x 3.61m (13' 11" x 11' 10")

Bedroom Two

3.85m x 2.31m (12' 8" x 7' 7")

Bathroom

Outside

Yard

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.

According to .gov.uk, the property is located in an area considered high risk for the yearly chance of water flooding and the risk is assessed at high for the years 2036 and 2069.

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

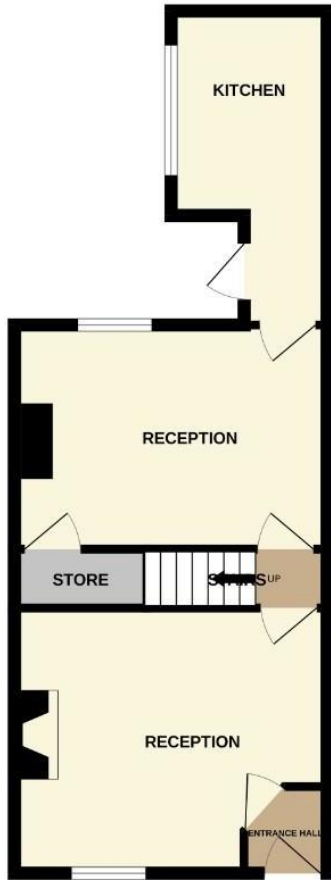
Council Tax Band A.



FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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