



14 Wheat Street, Padiham, Burnley,
Lancashire BB12 7BH



PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! This two bedroom mid terrace home is found just off the ever popular Hapton Road, and is sure to catch the eye of anyone looking for a buy to let investment opportunity. The tenant has been in situ for over 10 years, and currently pays £600PCM (after a rent increase, served in March 2026). The accommodation comprises of: one welcoming reception room, a fitted dining kitchen, two first floor bedrooms, and a three piece bathroom suite. Warmed by gas central heating and being Upvc double glazed throughout. All the relevant certification is in place. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with the current long standing tenant in situ
- The tenant has been in place for over 10 years
- Current rent i £600PCM - following a rent increase served in March 2026
- All the relevant certification is in place
- One welcoming reception room
- Fitted dining kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Low maintenance rear yard
- Warmed by gas central heating
- Double glazed throughout
- EPC - D
- Council Tax - Band A
- Early viewing is a must!



ROOM DESCRIPTIONS

Ground Floor

Sitting Room

4.2m x 4.45m (13' 9" x 14' 7")

Dining Kitchen

4.45m x 3.38m (14' 7" x 11' 1")

First Floor

Bedroom One

4.22m x 4.45m (13' 10" x 14' 7")

Bedroom Two

3.38m x 2.67m (11' 1" x 8' 9")

Bathroom

Outside

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 risk of surface water flooding is considered to be very low, with the long term risk assessed as the same.

EPC - D

Council Tax - Band A

