

£79,995 Leasehold



7 Dean Street, Padiham BB12 8PL



PROPERTY DESCRIPTION

!! The ideal buy to let investment, and the perfect first home !! Situated on the outskirts of Padiham Town Centre, we are delighted to offer for sale this traditional 2 bedroom mid terrace property. The well presented living accommodation comprises of: a welcoming living room with feature electric fireplace & surround, a fully fitted kitchen with integrated oven & hob, utility space, two first floor bedrooms and a three piece bathroom suite. Fully gas central heated and double glazed. Enclosed yard to the rear. Offered for sale with no onward chain. Ideal first home. Council Tax - Band A. EPC - D. Early viewing is considered a must!

FEATURES

- The ideal buy to let investment
- Found on the outskirts of Padiham Town Centre
- Suitable for anyone looking for their first home
- Traditional mid terrace home
- Beautifully presented throughout
- One generous reception room with fireplace and surround
- Fitted kitchen with integrated oven and hob
- Utility space
- Two first floor bedrooms
- Three piece bathroom suite
- Fully gas central heated and double glazed
- Enclosed yard at the rear
- Offered for sale with no onward chain
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Living Room

4.63m x 4.26m (15' 2" x 14' 0")

Kitchen

2.83m x 2.08m (9' 3" x 6' 10")

First Floor

Main Bedroom

4.64m x 2.66m (15' 3" x 8' 9")

Second Bedroom

2.13m x 2.82m (7' 0" x 9' 3")

Bathroom

Outside

Yard

Enclosed 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 connectivity is offered by a number of companies, and ultrafast is available.

The property is located in an area considered to be a very low risk for surface water flooding, and the long term risk is assessed as the same.

EPC - D

Council Tax - Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	