



1 Cobden Street, Padiham, Burnley,
Lancashire BB12 8DS



PROPERTY DESCRIPTION

!! Immaculately presented throughout !! Having just undergone a complete scheme of refurbishment at the expense of the local authority, this sizeable three bedroom end of terrace property is found just a short walk from Padiham town centre, and is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: two separate reception rooms, an eye catching modern kitchen, three well proportioned first floor bedrooms and a brand new fitted three piece bathroom suite. The property is warmed by gas central heating - ran from a recently installed combination boiler, and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Immaculately presented throughout
- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking for their first home
- Impressively refurbished at the expense of the local authority
- Two separate reception rooms
- Eye catching brand new fitted kitchen
- Three well proportioned bedrooms to the first floor
- Brand new three piece bathroom suite
- Warmed by gas central heated - ran from a brand new combination boiler
- Upvc double glazed throughout
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Outside

Yard

Further Informtion

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, and the long term risk is assessed as 'medium.'

EPC - D

Council Tax - Band A

