



17 Melbourne Street, Padiham, Burnley,
Lancashire BB12 7EU



PROPERTY DESCRIPTION

!! Ideal buy to let opportunity !! We are delighted to offer for sale this well presented mid terrace home, found just off Stockbridge Road, and offered for sale with the current long standing tenant in situ. The tenant currently pays £480PCM, and all the relevant certification is in place. The sizeable accommodation comprises of: two generous reception rooms, a fitted kitchen, two well proportioned bedrooms to the first floor and a modern three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is a low maintenance yard at the rear. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Ideal buy to let investment opportunity
- Offered for sale with the current long standing tenant in situ
- Tenant currently pays £480PCM
- All the relevant certificates are in place
- Two generous reception rooms
- Fitted kitchen
- Two well proportioned bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating, Upvc double glazed throughout
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Sitting Room

3.9m x 3.4m (12' 10" x 11' 2")

Lounge

3.9m x 3.9m (12' 10" x 12' 10")

Kitchen

5m x 2.4m (16' 5" x 7' 10")

First Floor

Bedroom One

3.9m x 3.4m (12' 10" x 11' 2")

Bedroom Two

3.9m x 1.8m (12' 10" x 5' 11")

Bathroom

Outside

Outside

Further Information

Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining.

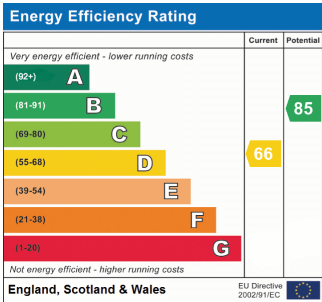
The annual ground rent is £1.05.

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, and the on term risk is assessed as the same.

EPC - D

Council Tax - Band A



FLOORPLAN

