



34 Hapton Road, Padiham, Burnley,
Lancashire BB12 7BD



PROPERTY DESCRIPTION

!! The perfect first home !! We are delighted to offer for sale this beautifully presented two bedroom, bay fronted mid terrace home, located just a short walk from Padiham town centre. The generous accommodation comprises of: one through reception room, a modern fitted kitchen, two well proportioned bedrooms to the first floor and an eye catching modern four piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. Low maintenance yard to the rear. Suitable for anyone looking for a buy to let investment. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- The perfect first home
- Suitable for buy to let investment
- Beautifully presented throughout
- Popular location, just a short walk from Padiham town centre
- One through reception room
- Modern fitted kitchen
- Two well proportioned bedrooms to the first floor
- Eye catching modern four piece bathroom suite
- Warmed by gas central heating, and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room
through reception room.

Fitted Kitchen

First Floor

Bedroom One

Bedroom Two

Four piece bathroom suite

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 circa £1.05.

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

The yearly risk of flooding is considered to be very low, and the long term risk is as assessed as the same.

EPC - D

Council Tax - Band A

