

£69,995  
Leasehold



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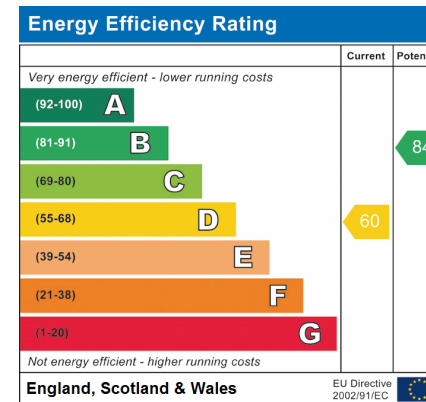


### Features

- Offered for sale with no onward chain
- Ideal for anyone looking for a buy to let investment
- Suitable for first time buyers
- Found within close proximity of the local motorway network
- Easily commutable for Burnley and Padiham town centres
- Generous living accommodation
- Two separate reception rooms
- Extended Kitchen to the rear
- Three first floor bedrooms
- Three piece bathroom suite
- Early viewing a must!

### Summary of Property

!! Live in tenant !! This well proportioned mid terrace home is found within close proximity to the local motorway network and is sure to appeal to anyone looking for a buy to let investment opportunity. The accommodation comprises of: two generous reception rooms, an extended kitchen, three bedrooms to the first floor and a three piece bathroom suite. To the rear is a low maintenance yard. The property is warmed by gas central heating and is Upvc double glazed throughout. Early viewing is considered a must!



## Room Descriptions

### Ground Floor

#### Entrance Vestibule

with a door leading through to:

#### Lounge

3.3m x 4.12m (10' 10" x 13' 6") a welcoming reception room with a Upvc double glazed window to the front, feature gas fire with hearth and opening through to:

#### Sitting Room

4.22m x 4.12m (13' 10" x 13' 6") the larger of the two reception rooms and having a feature gas fire with a Upvc double glazed window to the rear. Stairs leading to the first floor and doorway through to:

#### Extended Kitchen

4.1m x 2m (13' 5" x 6' 7") having a range of fitted wall and base units that boast a complimentary rolled edge working surface. There is ample space for appliances, a Upvc double glazed window to the side and door leading into the rear yard.

### First Floor

#### Bedroom One

3.7m x 2.6m (12' 2" x 8' 6") the largest of the bedrooms and having a Upvc double glazed to the front and a radiator.

#### Bedroom Two

3.3m x 1.8m (10' 10" x 5' 11") with a Upvc double glazed window to the rear and a radiator.

#### Bedroom Three

2.2m x 2.2m (7' 3" x 7' 3") with a Upvc double glazed window to the rear and a radiator.

#### Bathroom

a fully fitted three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Splash back tiled to compliment.

### Outside

#### Yard

a low maintenance rear yard.



