



37 Malvern Avenue, Padiham, Burnley,  
Lancashire BB12 7DT



## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale this four bedroom mid mews property that is located in a popular residential area just off the ever popular Cambridge Drive, and is sure to catch the eye of anyone looking for a buy to let property. The current tenant has been in situ since May 2024 and the rent is £795PCM, all the relevant certification is in place. The accommodation comprises of: one generous reception, an eye catching modern dining kitchen, downstairs W/C, four bedrooms to the first floor and a modern three piece bathroom suite. Warmed by gas central heating, and being Upvc double glazed throughout. Low maintenance rear yard. EPC - C. Council Tax Band A. Early viewing a must!

## FEATURES

- Four bedroom accommodation
- Offered for sale with the current tenant in situ
- Located just off the popular Cambridge Drive
- Deposit - £795
- Early viewing a must!
- Tenant moved in May 2024
- Current rent is £795PCM
- All the relevant certificates are in place
- EPC - C
- Council Tax Band A





## ROOM DESCRIPTIONS

### Ground Floor

Sitting Room

Dining Kitchen

### First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

### Outside

Yard

### Further Information

#### Further Information

The property is on a freehold title.

Council Tax Band A.

EPC - C.

The property is located in an area considered low risk for surface water flooding.

Broadband and mobile services are offered by a number of providers and ultrafast is available.

