

£115,000 Leasehold



10 Partridge Hill Street, Padiham,  
Burnley, Lancashire BB12 8DT



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This beautifully presented mid terrace home is found within close proximity to Padiham town centre, and is sure to catch the eye of anyone looking for their first home or a buy to let investment. Occupying a quiet, back water position, the accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two first floor bedrooms and a three piece bathroom suite. There is a low maintenance yard at the rear and garden forecourt to the front. EPC - D. Council Tax Band A. Early viewing a must!

## FEATURES

- Buy to let investment opportunity
- Tenancy began in September 2024
- Current rent - £725PCM
- All the relevant certificates are in place
- Close proximity to Padiham town centre
- Quiet back water position
- Two generous reception rooms
- Offered for sale with the current tenant in situ
- Modern fitted kitchen
- Two double bedrooms to the first floor
- Modern three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- EPC - D
- Council Tax - Band A
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

3.93m x 2m (12' 11" x 6' 7")

#### Lounge

3.93m x 3.63m (12' 11" x 11' 11")

#### Kitchen

3.23m x 2.35m (10' 7" x 7' 9")

### First Floor

#### Bedroom One

3.93m x 3.2m (12' 11" x 10' 6")

#### Bedroom Two

4.09m x 2.02m (13' 5" x 6' 8")

#### Bathroom

#### Outside

#### Yard

### Additional 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.

Council Tax Band A.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(65-80)	C	78
(52-68)	D	
(38-54)	E	58
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		