



## Flat 7 Mill Street, Padiham, Burnley, Lancashire. BB12 8EX

- Offered for sale with vacant possession
- Beautifully presented accommodation on offer
- Duplex apartment
- Top floor living
- One generous reception room
- Modern fitted kitchen
- Three piece bathroom suite
- Two first floor bedrooms - both well proportioned bedrooms
- Warmed by gas central heating
- EPC - C
- Early viewing a must!



## PROPERTY DESCRIPTION

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!! Offered for sale with vacant possession !! This beautifully presented top floor duplex apartment is found in the heart of Padiham town centre and within walking distance of all its local amenities. The accommodation is spread across two storeys and comprises of: one generous reception rooms, a modern fitted kitchen, three piece bathroom suite and two first floor bedrooms. The property is warmed by gas central heating and is Upvc double glazed throughout. EPC - C. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### Top Floor Apartment

#### Entrance Hallway

with access to all first level rooms and staircase off leading to the first floor:

#### Sitting Room

a welcoming reception room with Upvc double glazed windows to the front, radiator and doorway through to:

#### Kitchen

a modern range of fitted wall and base units that boast a rolled edge working surface incorporating a bowl sink and drainer and tiling to compliment. There is ample space for appliances and a four ring gas hob with oven.

#### Bathroom

a modern three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Tiled to compliment.

### First Floor

#### Bedroom One

with a double glazed velux window to the front and a radiator.

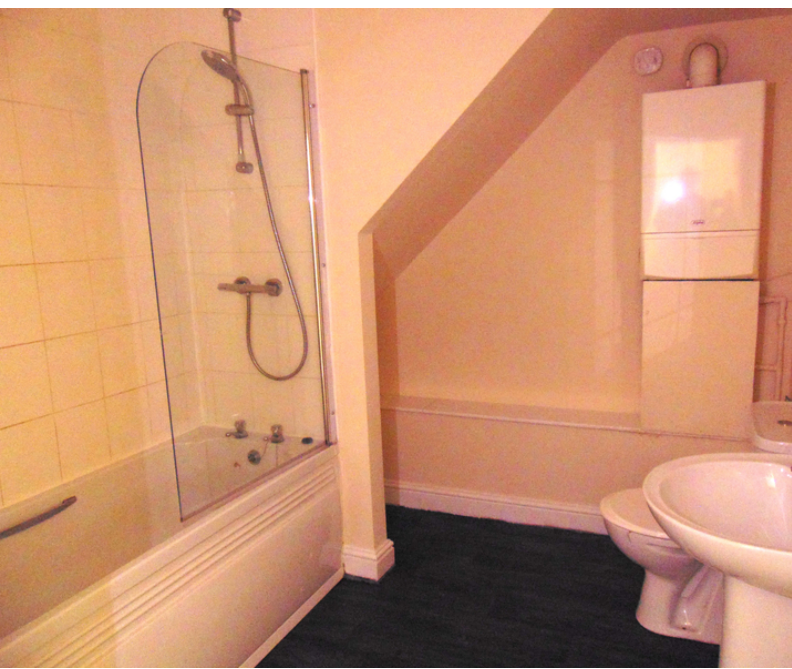
#### Bedroom Two

with a double glazed velux window to the rear and a radiator.

### Additional Information

#### Information

The property is on a leasehold title . There is a yearly service charge of £1438 which also includes the building insurance.



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