



11 Burns Street, Padiham, Burnley,
Lancashire BB12 7EW



PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale this three bedroom mid terrace home, found on the outskirts of Padiham town centre that is offered with the current tenant in situ. The tenant began occupation in June 2024 and pays £695PCM - all the relevant certification is in place. The sizeable accommodation comprises of: two separate reception rooms, a modern fitted kitchen, three bedrooms to the first floor and a three piece bathroom suite. Warmed by gas central heating and being Upvc double glazed throughout. EPC - D. Early viewing is considered a must!

FEATURES

- Investment Opportunity
- Offered for sale with the current tenant in situ
- All the relevant certificates are in place
- Three bedroom mid terrace property
- Located close to Padiham town centre
- Current rent - £695PCM
- Two generous reception rooms
- Modern fitted kitchen
- Modern bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - D
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

3.5m x 3.38m (11' 6" x 11' 1")

Lounge

4.62m x 3.6m (15' 2" x 11' 10")

Modern Kitchen

4.78m x 2.36m (15' 8" x 7' 9")

First Floor

Bedroom One

4.62m x 2.26m (15' 2" x 7' 5")

Bedroom Two

3.6m x 2.3m (11' 10" x 7' 7")

Bedroom Three

2.82m x 2.36m (9' 3" x 7' 9")

Bathroom

Outside

Yard

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 £1.05 a year.

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

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

Council Tax Band is A.

