





PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! Situated on the outskirts of Padiham Town Centre, we offer a spacious, well presented three bedroom mid terrace property with an enclosed yard to the rear. Offered for sale with a tenant in situ currently paying £695pcm. The property comprises of: entrance vestibule, leading to a living room with feature fireplace surround and modern fully fitted dining kitchen with integrated oven & hob. To the first floor, 1 double bedroom, 2 single bedrooms & 3 piece bathroom suite with shower over bath. All the relevant certification is in place. EPC - C. Council Tax Band A. Early viewing is considered a must!

FEATURES

- Well presented mid terrace home
- Offered for sale with a tenant in situ
- Current rent - £695PCM
- All the relevant certificates are in place
- Close to Padiham town centre
- Generous accommodation on offer
- One generous reception room
- Modern fitted kitchen
- Two bedrooms to the first floor
- Three piece bathroom suite
- Enclosed yard at the rear
- EPC - C
- Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Living Room

Dining Kitchen

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Yard

Enclosed rear 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.

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

Mobile and broadband coverage is offered by a number of providers and ultrafast is available.

Council tax - Band A.

