



43 Peel Street, Padiham, Burnley,  
Lancashire BB12 8RP



## PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! This well presented two bedroom mid terrace home is found just a short walk from Padiham town centre, and is offered for sale with the current tenant in situ. The tenant has been in place for over ten years, and currently pays £400PCM. All the relevant certification is in place. The accommodation comprises of: one welcoming reception room, a fitted dining kitchen, two bedrooms to the first floor and a modern three piece bathroom suite. There is a low maintenance yard to the rear. EPC - D. Early viewing is considered a must!

## FEATURES

- Offered for sale with the current long standing tenant in situ
- Well presented accommodation on offer
- Located a short walk from Padiham town centre
- All the relevant certification is in place
- One welcoming reception room
- Modern fitted dining kitchen
- Two first floor bedrooms
- Modern three piece bathroom suite
- Low maintenance rear yard
- EPC - D
- Council Tax Band A
- Early viewing is considered a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

#### Sitting Room

4.22m x 4.08m (13' 10" x 13' 5")

#### Dining Kitchen

3.63m x 3.07m (11' 11" x 10' 1")

### First Floor

#### Bedroom One

13' 08" x 12' 08" (4.17m x 3.86m)

#### Bedroom Two

13' 02" x 8' 05" (4.01m x 2.57m)

#### Bathroom

### Outside

#### Rear Yard

### Further Information

#### Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is £1.05, and there are no noted restrictive covenants.

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 is Band A.

