



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



PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This immaculately presented, three bedroom mid terrace home is found just a short walk from Padiham town centre and all its amenities. The accommodation has just undergone a scheme of redecoration and comprises of: one welcoming reception room, an eye catching modern dining kitchen, three first floor bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating - ran from a modern combination boiler, and is Upvc double glazed throughout. Low maintenance yard to the rear. EPC - C. Ideal for anyone looking for their first home. Suitable for buy to let investment. Early viewing is considered a must!

FEATURES

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- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Immaculately presented throughout
- One welcoming reception room
- Eye catching modern dining kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Low maintenance rear yard
- EPC - C
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

4.04m x 4.04m (13' 3" x 13' 3")

Dining Kitchen

4.04m x 3.45m (13' 3" x 11' 4")

First Floor

Bedroom One

4.06m x 2.34m (13' 4" x 7' 8")

Bedroom Two

3.4m x 2.21m (11' 2" x 7' 3")

Bedroom Three

2.54m x 1.57m (8' 4" x 5' 2")

Bathroom



Outside

Yard

Further Information

Additional 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 the freehold is available for purchase at £650.

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

Broadband and mobile coverage services are offered by a number of providers, and ultrafast is available - according to ofcom.

The council tax is band A.

