



263 Padiham Road, Burnley, Lancashire  
BB12 0HA



## PROPERTY DESCRIPTION

Offered for sale with no onward chain, this sizeable three bedroom end of terrace property is sure to catch the eye of any potential property developers. The generous living accommodation is spread over three storeys and comprises of: two separate reception rooms, a fitted kitchen, basement cellar, three first floor bedrooms and a three piece bathroom suite. The property is in need of some cosmetic updating but offers any willing purchaser a blank canvas to develop into a wonderful home. Low maintenance yard to the rear. EPC - TBC. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain
- Sizeable end of terrace property
- Ideal for anyone looking for an investment opportunity
- In need of some cosmetic updating
- Generous living accommodation spread over three storeys
- Two separate reception rooms
- Fitted kitchen
- Basement cellar
- Three first floor bedrooms
- Three piece bathroom suite
- EPC - TBC
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

3.27m x 3.94m (10' 9" x 12' 11")

#### Lounge

3.36m x 4.74m (11' 0" x 15' 7")

#### Kitchen

2.01m x 3.04m (6' 7" x 10' 0")

### Lower Ground Floor

#### Cellar

4.64m x 4.33m (15' 3" x 14' 2")

### First Floor

#### Bedroom One

4.33m x 3.94m (14' 2" x 12' 11")

#### Bedroom Two

2.52m x 2.62m (8' 3" x 8' 7")

#### Bedroom Three

2.52m x 2.02m (8' 3" x 6' 8")

#### Bathroom

### Outside

#### Yard

Low maintenance 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.

There are no noted restrictive covenants on the lease.

The Council Tax is Band A.

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

Ofcom notes that broadband and mobile services are offered by a number of providers and ultrafast is available.

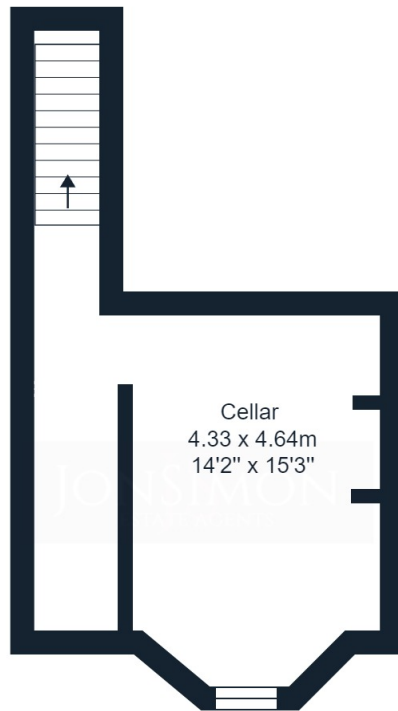
# FLOORPLAN



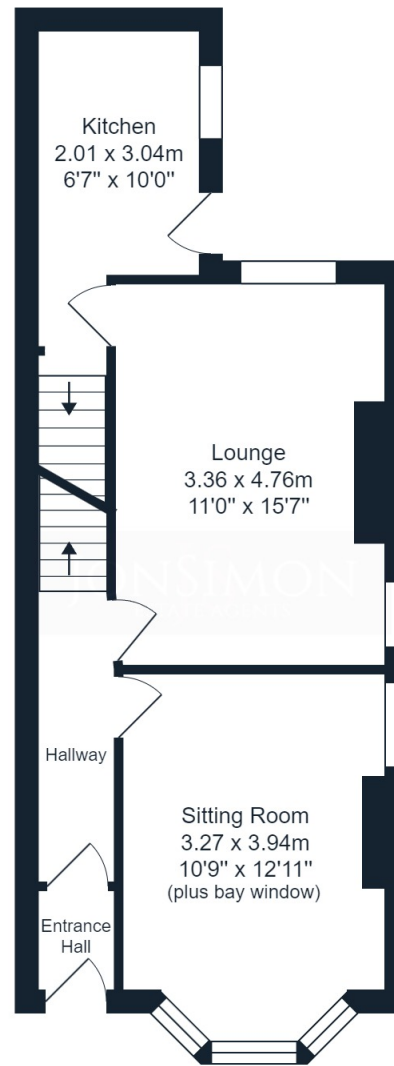
## Padiham Road, Burnley

Total Area: 111.2 m<sup>2</sup> ... 1197 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

