



Burnley Road, Padiham, BB12 8SJ

Offers Over £90,000

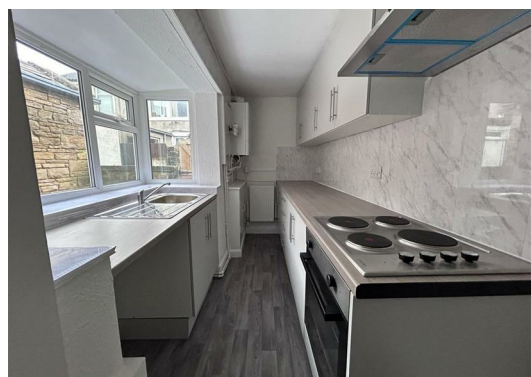
GREAT FOR A FIRST TIME BUYER, SOMEONE DOWNSIZING OR AN INVESTMENT OPPORTUNITY

RECENTLY MODERNISED

A two-bedroom mid-terraced property in the popular area of Padiham in Burnley. The property comprises; front lounge, rear lounge, kitchen, two double bedrooms and a three-piece bathroom suite with a shower over the bath. The property benefits from GCH, PVC double glazing where specified, an enclosed rear yard, street parking nearby, only a 10-minute journey to Burnley Town Centre and has great access to schools, amenities, and local shops/supermarkets. It is also well positioned for access to the motorway network for Manchester, Preston, and the surrounding areas.

This property is a great buy to let as it has been previously let out and is situated in a sought-after area. Due to the current rental market, there will be huge demand for this type of rental.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



Kitchen
4'3" x 15'1" (1.30 x 4.60)

Lounge
14'9" x 12'1" (4.50 x 3.70)

Dining Room
10'9" x 10'9" (3.30 x 3.30)

Bedroom 1
14'9" x 8'10" (4.50 x 2.70)

Bathroom
5'10" x 8'2" (1.80 x 2.50)

Bedroom 2
14'9" x 10'9" (4.50 x 3.30)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Possession:

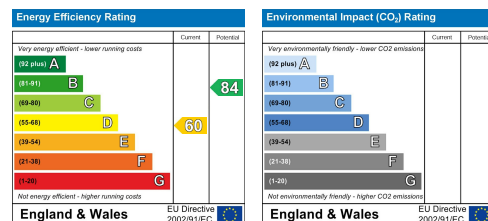
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

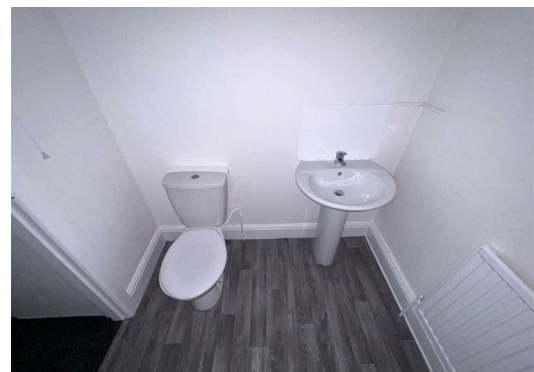
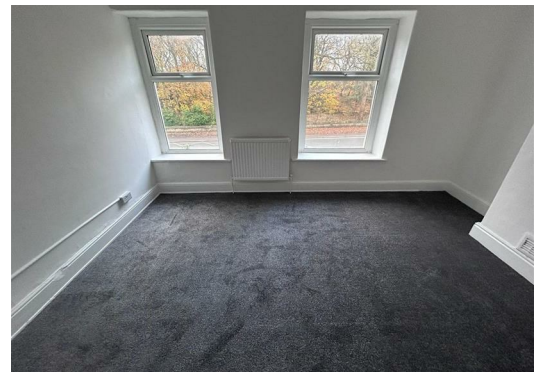
Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Tenure:

Freehold - To be confirmed by the Vendor's Solicitors



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