Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

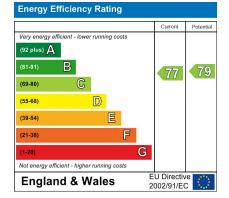## Beech Street, Burnley, BB12 7EE
£75,000

MID TERRACE HOME - SOLD WITH SITTING TENANT

Situated on Beech Street in the charming town of Padiham, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and seasoned investors alike. Currently sold with a sitting tenant, this property is particularly appealing for those looking to enter the buy-to-let market.

The home features a welcoming reception room, providing a comfortable space for relaxation and entertaining. The two well-proportioned bedrooms offer ample room for rest and personalisation, making it an ideal setting for small families or professionals. The property also includes a bathroom, ensuring convenience for everyday living.

Bursting with potential, this terraced house invites you to explore its possibilities. With a little imagination and some modern touches, it can be transformed into a truly charming residence. Its prime location is a significant advantage, as it is situated close to local amenities, making daily errands a breeze. Additionally, the property is well-connected to commuter routes, ensuring easy access to nearby towns and cities. Families will appreciate the proximity to well-regarded schools, making this an ideal choice for those with children.

In summary, this mid-terrace property on Beech Street is a fantastic opportunity not to be missed. Whether you are looking to invest or find a new home, this house offers a blend of comfort, convenience, and potential in a desirable location.

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Beech Street, Burnley, BB12 7EE
£75,000

🛏 **2** 🛋 **1** 🛋 **1** 📋 **C**

- Mid Terraced Property - Sold with Sitting Tenant
- Contemporary Fitted Dining Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Deceptively Spacious
- Tenure Freehold
- Three Piece Bathroom Suite
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

ENTRANCE
UPVC double glazed door leading to the vestibule.

Entrance Vestibule
3'9" x 3'2" (1.14 x 0.97)
UPVC double glazed front door, coving, dado rail and door leading to reception room.

Reception Room
13'0" x 12'11" (3.96 x 3.94)
UPVC double glazed window, central heating radiator, coving, dado rail, two feature wall lights, television point, living flame gas fire with granite effect hearth, surround and wooden decorative mantel piece, door to inner hall.

Inner Hall
Door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area
12'11" x 11'0" (3.94 x 3.35)
UPVC double glazed garden window, central heating radiator, range of wood effect wall and base units with wood effect work surfaces, one and half bowl sink, drainer and mixer tap, gas cooker with four ring gas hob and extractor hood, stainless steel splashback, Ideal combination boiler, plumbing for washing machine, space for fridge freezer, part wood effect flooring, door to under stairs storage and UPVC double glazed door to rear.

First Floor

Landing
Smoke alarm, ladder access to converted attic room and doors leading to two bedrooms and bathroom.

Bedroom One
13'0" x 13'0" (3.96 x 3.96)
UPVC double glazed window, central heating radiator, coving, television point, fitted wardrobes and ceiling fan.

Bedroom Two
11'9" x 8'5" (3.58 x 2.57)
UPVC double glazed window, central heating radiator, dado rail, coving, fitted storage and television point.

Bathroom
7'10" x 6'5" (2.39 x 1.96)
Central heated towel rail, panel bath with traditional taps and electric feed shower, pedestal wash basin with traditional taps, dual flush WC, tiled effect flooring, part tiled elevations and extractor fan.

Attic Room
14'7" x 11'2" (4.44 x 3.4)
Wood framed Velux window.