



2 Becks Crossing

Trawden | BB8 8TF

£74,950

INVESTMENT PROPERTY - NO CHAIN. An opportunity has arisen to purchase a ground floor apartment, which is currently occupied with a long term tenant. This former mill conversion is located in the popular village of Trawden. The apartment which is accessed directly via its own private entrance, presents an ideal purchase for buy-to-let landlords and briefly comprises: open plan lounge and kitchen area, two good sized double bedrooms and house bathroom. Externally there is one private allocated parking space. The property benefits from sealed unit double glazing and electric heating.



ACCOMMODATION

Tenure: Leasehold

GROUND FLOOR

The apartment is accessed via it's own private entrance door.

Open plan Living Room/Kitchen 17'7" x 14'5"
(5.36m x 4.40m)

Living Room

Two timber framed double glazed windows and private entrance door, fitted carpet, television and telephone sockets, open plan access to the kitchen area. Intercom entry system and storage heater.

Kitchen Area

Fitted with a range of wall, base and drawer units, a complementary work surface and tiled walls, stainless steel sink and electric oven and hob, stainless steel extractor hood. Location and plumbing for a washing machine and fridge freezer, laminate flooring and halogen lighting.

Inner Hall 6'7" x 2'9" (2.01m x 0.85)

Storage cupboard housing the hot water cylinder. Access to bedrooms one, two and a house bathroom.

Bedroom One 12'5" x 11'10" (3.79m x 3.61m)

A double bedroom located to the front elevation, fitted carpet, timber framed double glazed window, feature beam, telephone socket and storage heater.

Bedroom Two 11'6" x 12'0" (3.52m x 3.66m)

Second double bedroom to the rear elevation, uPVC door leads to an enclosed yard. Fitted carpet, feature beam, storage heater

Bathroom 7'11" x 6'1" (2.43m x 1.87m)

Modern white three piece suite, comprising panelled bath with electric shower over, pedestal wash basin and low level w.c, uPVC opaque window, tile flooring, heated chrome towel rail.

Externally

There is a small enclosed yard area and one allocated parking space.

Council Tax

Band A.

Viewing

By appointment through our office.

Agents Note

Whilst Pad-4-Sale have viewed and walked the boundaries, we have not carried out a detailed measurement survey of the land and therefore any necessary checks should be carried out by the purchasers' professional advisers prior to exchange of contracts.

Fixtures and Fittings

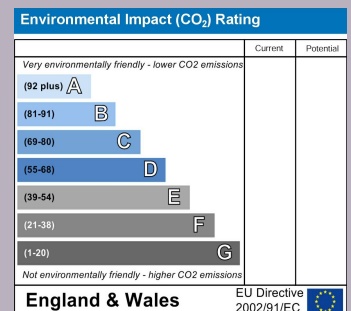
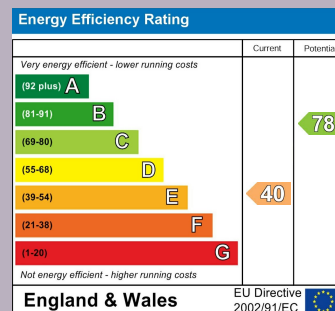
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Brochures and Photographs

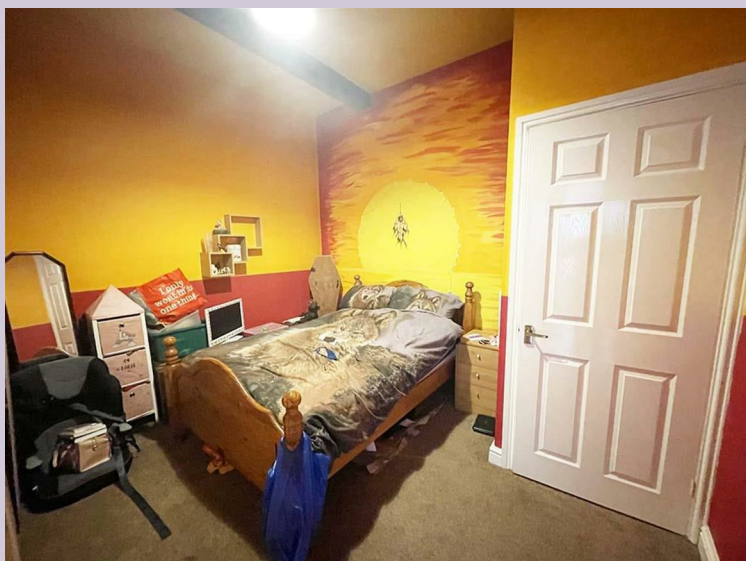
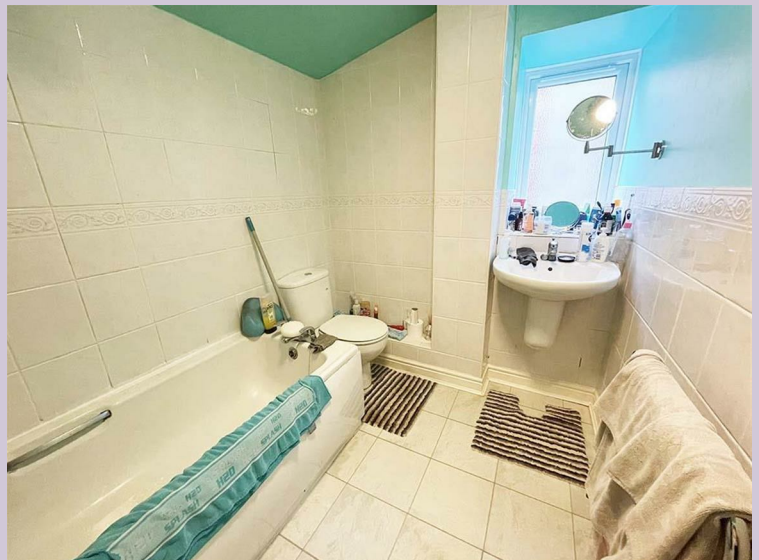
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Note

Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

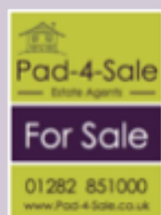


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