

Because life is

Petty
Real™

For
Sale



38 Ingham Street
Padiham BB12 8DR

£55,000



Key Features:

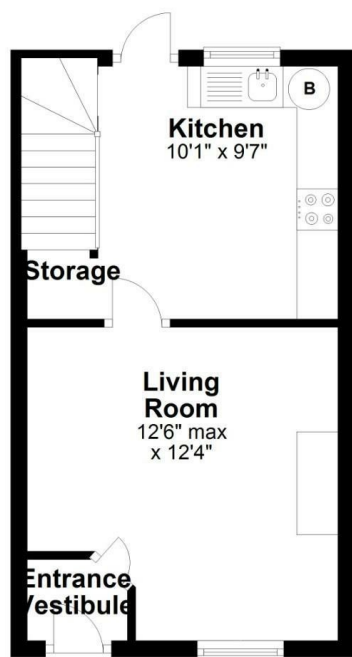
- Close to Supermarkets
- Enclosed Private Yard
- Understairs Storage
- Generous Double Bedroom
- Dining Kitchen
- Two Bedrooms
- Stone-Built Mid-Terrace
- Living Room With Gas Fire
- Tastefully Decorated
- Sitting Tenant

Tenure: Leasehold
EPC Rating: E
Council Tax Band: A

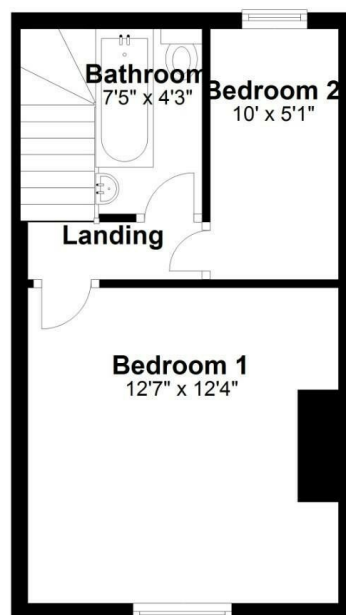


2 BEDROOM House - Terraced

Ground Floor



First Floor



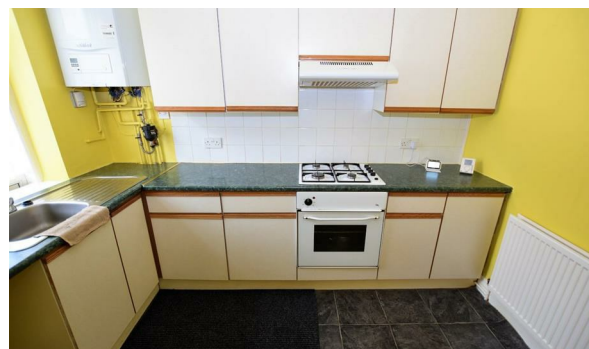
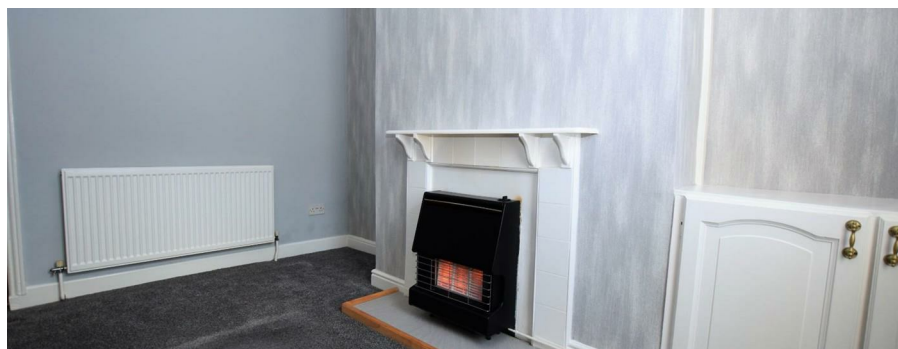
Main Description:

Perfect opportunity to acquire this well maintained, stone-built mid-terrace. Close to local schools, bus routes, and Tesco on your doorstep, this is perfect for investors looking for a sitting tenant who has signed a recent 6-month tenancy in January 2021 paying £375 PCM.

Recently decorated throughout the ground floor offers generous living accommodation comprising a living room with a gas fire and a kitchen/diner with gas hob, electric oven, and sink/drain. There is also useful understairs storage.

The first floor offers one very good size double bedroom that has been tastefully decorated. The second bedroom is a generous size single. The three-piece white bathroom suite comprises low-level WC, hand wash basin and paneled bath with overhead electric shower.

Externally there is an enclosed private yard with an outbuilding ideal for storage.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property