

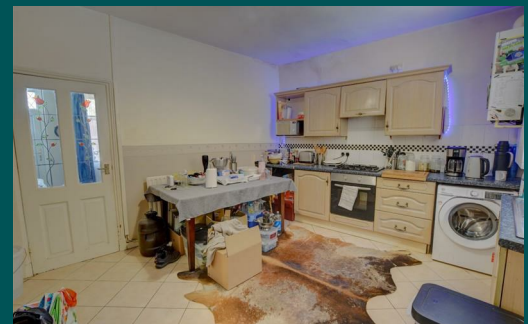
Because life is

Petty
Real™

26 Graham Street
Padiham
Burnley
BB12 8RW



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- LEASEHOLD
- Tenants In-Situ For 15Years
- Landlords & Investors
- Two Bedrooms
- Spacious Living Accommodation

Guide Price £45,000

- Gas Central Heating
- UPVC Double Glazing
- Within Walking Distance To Town Centre
- Popular Residential Area
- Close To Local Amenities



Attention Investors & Landlords

Tenant In-Situ

Providing a fabulous investment opportunity this traditional stone-built, end of terrace house occupies a convenient position within comfortable walking distance of Padiham town centre and all local amenities. The property is currently tenanted where the present tenants have occupied the property for a period of 15 years.

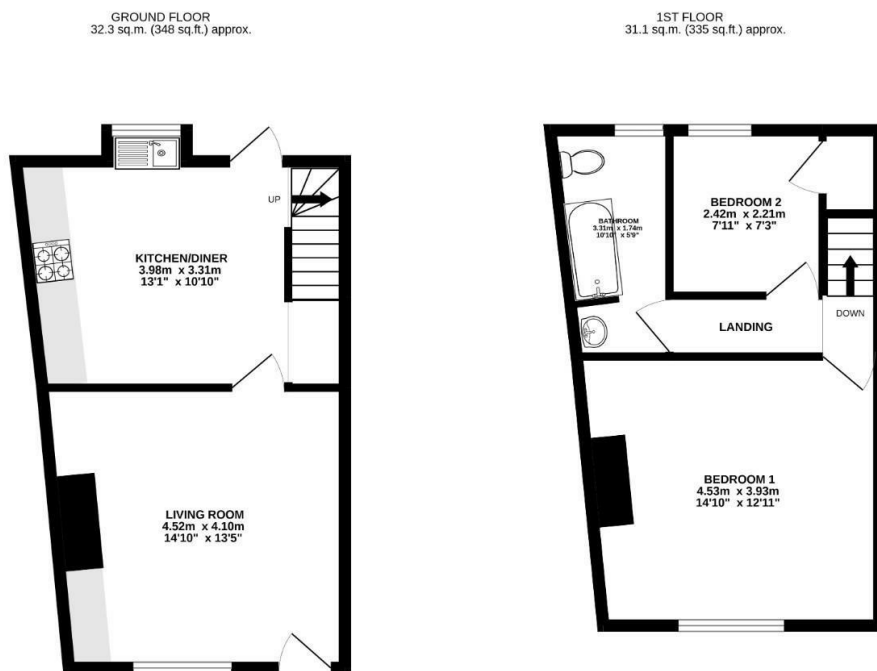
The accommodation is arranged over two floors which comprises on the ground floor a lounge with feature gas fireplace and cabinet in the recessed alcove. The kitchen to the back of the property houses matching wall, base and drawer units with contrasting work surfaces, stainless steel sink, integrated oven, gas hob with overhead extractor fan and a useful under stair storage cupboard.

On the first floor the spacious master bedroom is located to the front of the property, with a central landing leading to a second, single bedroom with over stair storage cupboard and a large bathroom housing a three-piece suite in white comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

The property benefits from the modern-day comforts of gas central heating and UPVC Double glazing.

Externally there is a generous, enclosed yard to the rear.

The lease is 999 years starting from 1842. There are 819 years remaining. The ground rent is £1.40 per annum. The property is council tax band A.



GROUND FLOOR
32.3 sq.m. (348 sq.ft.) approx.

1ST FLOOR
31.1 sq.m. (335 sq.ft.) approx.

TOTAL FLOOR AREA - 63.5 sq.m. (683 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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