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For
Sale



42 Ingham Street
Padiham
Burnley BB12 8DR

£60,000



Key Features:

- Mid-Terrace
- Two Bedrooms
- £375 PCM
- Close To Links To Fence, Higham & Barrowford
- Perfect For Investors
- Stone-Built
- Tenant In Situ
- Highly Sought After Area
- Short Walk To Local Supermarkets
- Virtual Tour Available

Tenure:

EPC Rating: C

Council Tax Band:



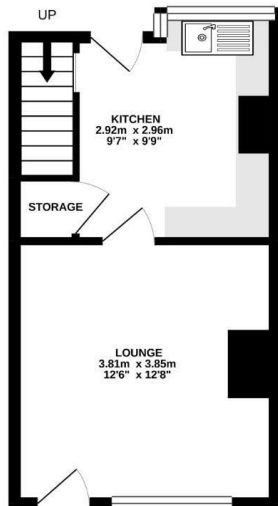
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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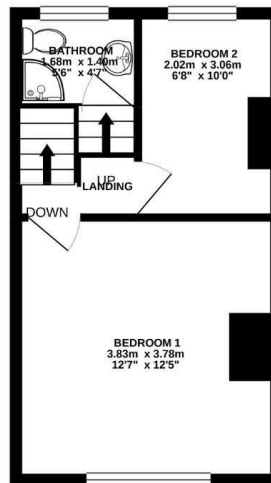
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2 BEDROOM House - Detached

GROUND FLOOR
25.7 sq.m. (276 sq.ft.) approx.



1ST FLOOR
25.1 sq.m. (270 sq.ft.) approx.



TOTAL FLOOR AREA: 50.8 sq.m. (546 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given to their condition or efficiency can be given.
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Main Description:

Fantastic opportunity for an investor 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 paying £375 PCM. Close to links for Fence, Higham and Barrowford.

The property briefly comprises an entrance vestibule, living room with a gas fire, rear kitchen with matching wall, base, and drawer units with contrasting working surfaces fitted with a stainless steel sink/drain.

On the first floor, there is a double bedroom, generous sized single bedroom, and a three-piece bathroom suite in white comprising a low-level WC, pedestal hand wash basin, and a quadrant shower.

Externally there is an enclosed private yard to the rear.

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