

Because life is

Petty<sup>TM</sup>  
Real

11 Bright Street  
Padiham  
Burnley  
BB12 8RA



For Sale

Price Guide £65,000

- Stone-Built
- Mid-Terrace
- Close To Gawthorpe Hall
- Near Local Schools
- Kitchen/Diner

- Rear Yard
- Tenant In Situ
- Perfect For Investors
- Two Bedrooms
- Spacious Living Room



Attention buy-to-let investors! Tenant in situ! Instant cash flow!

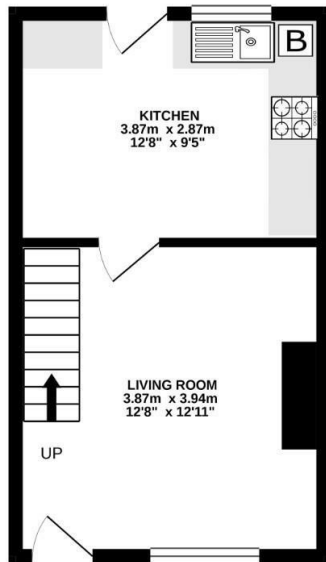
Stone-built mid-terrace in the heart of Padiham Town Centre within walking distance to local schools, supermarkets and stunning walks around Gawthorpe Hall.

The property briefly comprises living room, kitchen/diner with matching wall, base and drawer units with contrasting working surface and a range of appliances such as electric oven, hob and a sink/drainер.

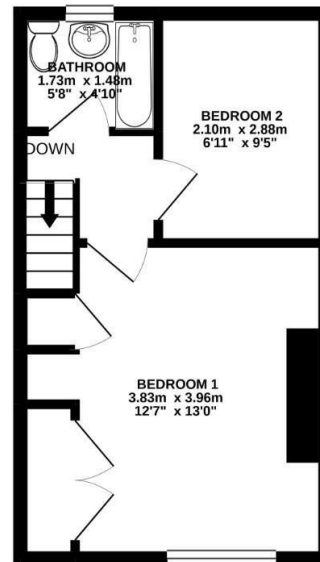
On the first floor there are two bedrooms, a double bedroom and a generous sized single. There is also a three-piece bathroom suite comprising low-level WC, pedestal hand wash basin and a paneled bath with overhead electric shower.

Externally there is a private enclosed rear yard.

GROUND FLOOR  
25.7 sq.m. (277 sq.ft.) approx.



1ST FLOOR  
25.5 sq.m. (275 sq.ft.) approx.



TOTAL FLOOR AREA: 51.3 sq.m. (552 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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