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Petty
Real™

For
Sale



95 Thompson Street
Padiham
Burnley BB12 7BG

£70,000



Key Features:

- Stone-Built
- Two Bedrooms
- Close To Gawthorpe Hall
- Cellar
- Near To Local Supermarkets
- Mid-Terrace
- Large, Living Room
- Perfect For FTB/Investors
- Three-Piece Bathroom Suite
- VIEWING IS A MUST!

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



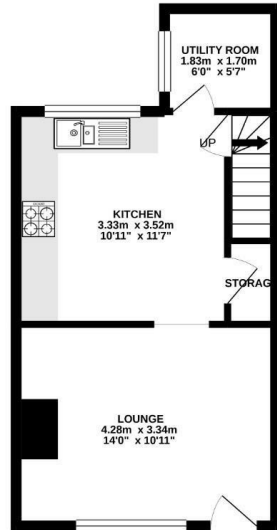
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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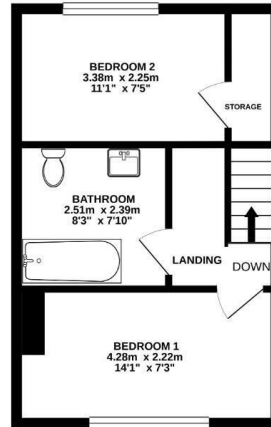
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2 BEDROOM House - Terraced

GROUND FLOOR
31.9 sq.m. (343 sq.ft.) approx.



1ST FLOOR
29.0 sq.m. (312 sq.ft.) approx.



TOTAL FLOOR AREA: 60.8 sq.m. (655 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 structure, systems and appliances shown here have not been tested and no guarantee as to their condition or efficiency can be given. Made with Floorplan 12.021

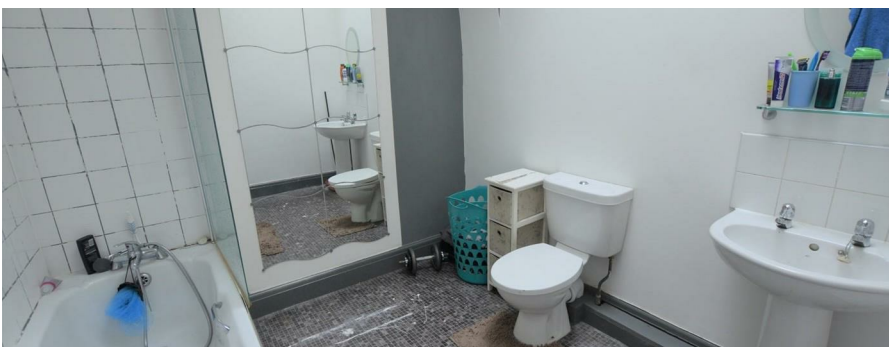
Main Description:

Perfect for investors, tenant in situ. Mid-terrace property in the heart of Padiham Town Centre. Close to local amenities, bus stops, and a short walk to Gawthorpe Hall.

Entering the property you're welcomed into the living room which benefits from uPVC double glazing. To the rear is the kitchen/diner that has been fitted with matching wall, base, and drawer units with contrasting working surfaces and a range of appliances such as a gas hob, electric oven, and stainless sink/drainer. There is also a cellar which is a useful storage area and houses the boiler.

On the first floor, there is a generous-sized single and a double bedroom with fitted wardrobes with sliding doors. The central bathroom comprises a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower.

Externally there is a private enclosed rear yard.



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