

Because life is

Petty<sup>TM</sup>  
Real

10 Peel Street  
Padiham  
Burnley  
BB12 8RP



For Sale

£55,000

- CASH BUYERS ONLY
- Fixer-Upper
- Good Schools
- Storage
- Idyllic Town

- Local Amenities
- First Time Buyers
- Quiet Street
- Re-Model
- FREEHOLD





\*\*\* CASH BUYERS ONLY\*\*\*

A two bedroom, mid-terrace house perfect for an investor who wants a project or first time buyers looking to put their own stamp on their home.

Situated in the idyllic town of Padiham, this property is close to local amenities, 'Good' rated schools and a short drive to the M65, allowing access to Manchester, Preston and Blackburn.

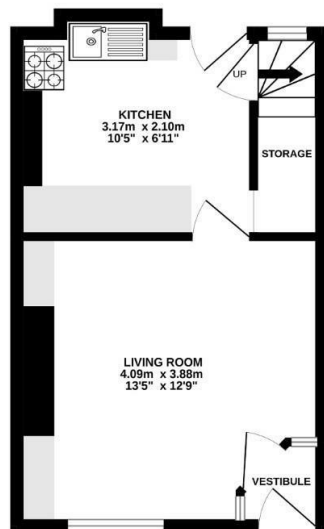
Entering the front of the property into a vestibule and then into the main reception room. Alcoves either side of the chimney breast are a great feature and would be perfect for built in storage. Through in to the kitchen with outlooks onto the rear garden, there is a pantry/storage space under the stairs.

Up the stairs there is a generous sized master bedroom at the front of the property which is next to the family bathroom benefitting from a three piece suite. The second bedroom is perfect for a growing family.

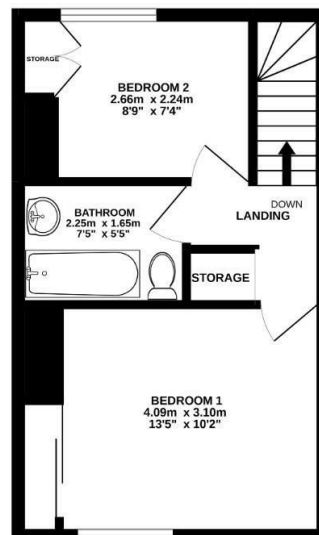
To the rear of there is a small courtyard garden perfect for catching the afternoon sun.

The property is freehold and council tax band A.

GROUND FLOOR  
26.3 sq.m. (283 sq.ft.) approx.



1ST FLOOR  
27.5 sq.m. (296 sq.ft.) approx.



TOTAL FLOOR AREA: 53.8 sq.m. (579 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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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