

Because life is

PettyTM
Real

38 Ingham Street
Padiham
BB12 8DR



For Sale

- Close to Supermarkets
- Two Bedrooms
- Enclosed Private Yard
- Stone-Built Mid-Terrace
- Understairs Storage

Offers Over £55,000

- Living Room With Gas Fire
- Generous Double Bedroom
- Tastefully Decorated
- Dining Kitchen
- Sitting Tenant



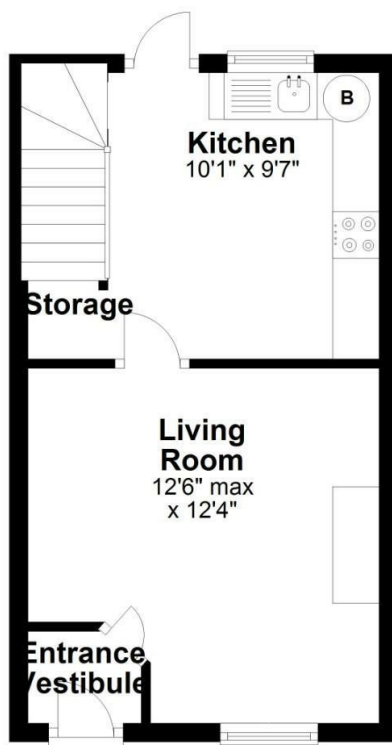
Perfect opportunity to acquire this well maintained, stone-built mid-terrace. Close to local schools, bus routes, and Tesco on your doorstep, this is perfect for investors looking for a sitting tenant who has signed a recent 6-month tenancy in January 2021 paying £375 PCM.

Recently decorated throughout the ground floor offers generous living accommodation comprising a living room with a gas fire and a kitchen/diner with gas hob, electric oven, and sink/drainers. There is also useful understairs storage.

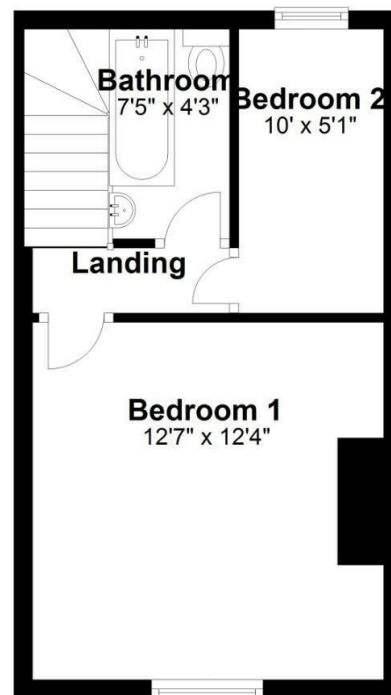
The first floor offers one very good size double bedroom that has been tastefully decorated. The second bedroom is a generous size single. The three-piece white bathroom suite comprises low-level WC, hand wash basin and paneled bath with overhead electric shower.

Externally there is an enclosed private yard with an outbuilding ideal for storage.

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

26 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk