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For  
Sale



50 Stockbridge Road  
Padiham  
Burnley BB12 7EX

£60,000



### Key Features:

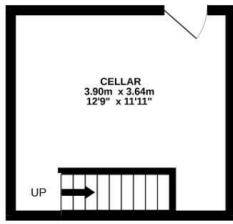
- Two Bedrooms
- Living Room
- Gas Central Heating
- Add Your Touch
- Stone Built
- Kitchen Diner
- Cellar
- Investment Opportunity
- Mid-terrace
- Early Viewing Recommended

Tenure:  
EPC Rating: D  
Council Tax Band:

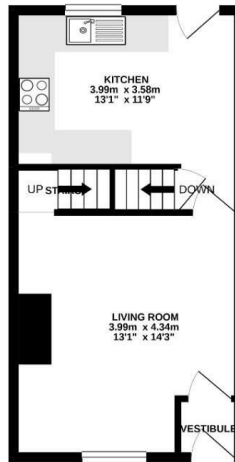


# 2 BEDROOM House - Terraced

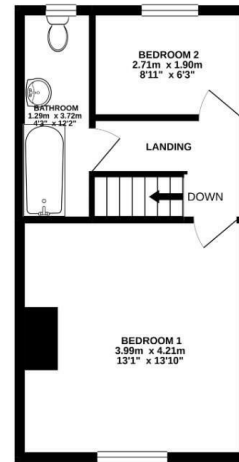
**BASEMENT**  
14.2 sq.m. (153 sq.ft.) approx.



**GROUND FLOOR**  
30.9 sq.m. (333 sq.ft.) approx.



**1ST FLOOR**  
31.0 sq.m. (334 sq.ft.) approx.



**TOTAL FLOOR AREA: 76.1 sq.m. (819 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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## Main Description:

This property located in the popular town of Padiham will be perfect for someone looking for somewhere they can add their own touch to. Great for first time buyers or to do up and rent out, we expect this property to receive lots of interest, so an early viewing is recommended!

You enter into a small vestibule which leads into the living room where there is access to the cellar. Going towards the rear of the property you walk into the dining kitchen which comprises matching white base and wall units providing ample storage and worktop space.

Heading upstairs to the right is a spacious double bedroom. Going round to the left there is a single bedroom and three piece bathroom.

The property benefits from gas central heating.



**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