

Because life is

PettyTM
Real

16 Stockbridge Road
Padiham
BB12 7HA



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- LEASEHOLD
- Popular Residential Area
- Close To Local Amenities
- Two Double Bedrooms
- Four Piece Bathroom

Auction Guide £45,000

- Built-In Storage
- Tenant In-Situ
- Landlords/Investors
- Buy-To-Let
- Modern Method Of Auction



Attractively priced and well worth a viewing.

***For Sale by the Modern Method of Auction* - Starting price of £55,000 plus reservation fee.**

Tenant In-Situ

Located in a popular residential area in Padiham, close to local amenities and the Padiham Greenway, this two-bedroom, mid-terrace property presents an ideal purchase for landlords/investors looking for a buy-to-let property with a tenant in-situ.

The property briefly comprises to the ground floor, a generous living room with a gas fire, leading through to the large kitchen/diner which houses matching wall, base and drawer units with complimentary work surfaces, stainless steel sink and useful under stair storage cupboard.

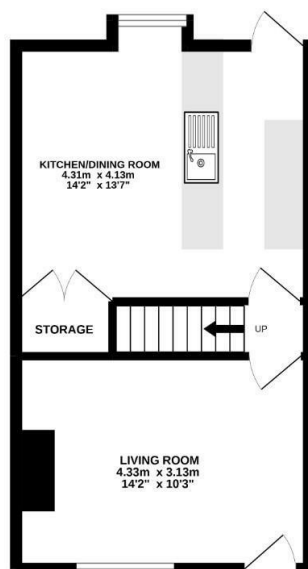
To the first floor are two spacious double bedrooms both of which benefit from built-in wardrobes. The bathroom houses a four-piece suite in white comprising a low-level WC, pedestal wash basin, panelled bath and separate walk-in shower cubicle.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

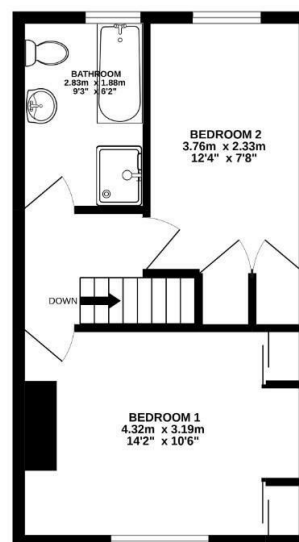
Externally there is an enclosed yard to the rear.

The lease is 999 years starting from 1842. There are 819 years remaining. The ground rent is £1.15 per annum. The property is council tax band A.

GROUND FLOOR
33.0 sq.m. (355 sq.ft.) approx.



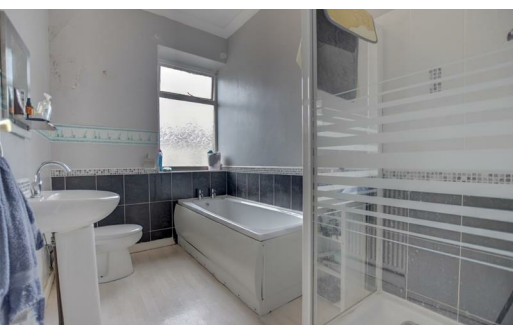
1ST FLOOR
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 64.8 sq.m. (697 sq.ft.) approx.

While 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 or omission in this document. 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 visited and no guarantee as to their operability or efficiency can be given.

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26 Manchester Road, Burnley, Lancashire, BB11 1HH

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

www.pettyreal.co.uk