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9 Lincoln Court
Padiham
Burnley
BB12 8EW



For Sale

Price £80,000

- Top Floor Apartment
- Secure Parking
- Overlooking The River Calder
- Secure Entrance
- Communal Areas

- Service Charge Applies
- No Chain
- Heart Of Padiham
- Close To Bus Stops
- Leasehold

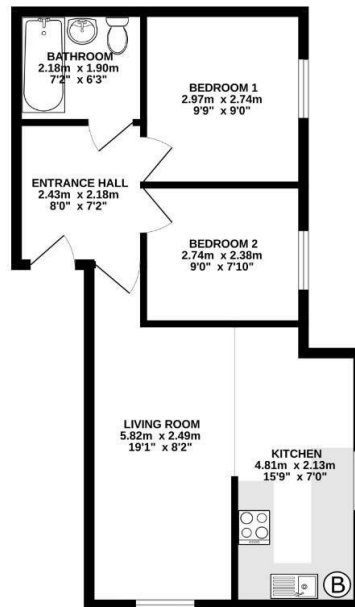


Top-floor two-bed apartment in the heart of Padiham overlooking the River Calder. Perfect for a first-time buyer or an investor.

The property comprises a hallway, an open-plan lounge/dining kitchen with a built-in oven and hob, a washing machine and a fridge freezer. There are two bedrooms and a three piece bathroom suite in white with a shower over the bath.

The property is further complemented by the modern-day comforts of gas central heating and double glazing and all décor and carpets are neutral throughout. Externally there is allocated parking at the rear through electric gates and well-manicured communal gardens and for your security a telephone entry system. It is conveniently located for all the local town centre amenities of Padiham and the M65 Motorway Network leading into the M66 Manchester is only five minutes drive away.

GROUND FLOOR
46.8 sq.m. (504 sq.ft.) approx.



TOTAL FLOOR AREA: 46.8 sq.m. (504 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 that appear on the plan 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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