

Because life is

Petty  
Real™

10 Ingham Street  
Padiham  
BB12 8DR



- 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
- Sold Via Modern Method of Auction
- Near To Local Schools
- Generous living accommodation.
- Near Bus routes

## By Auction £50,000

- Two bedrooms
- Large dining kitchen
- Reservation Fees Apply
- Tenant in Situ
- Perfect Investment Property

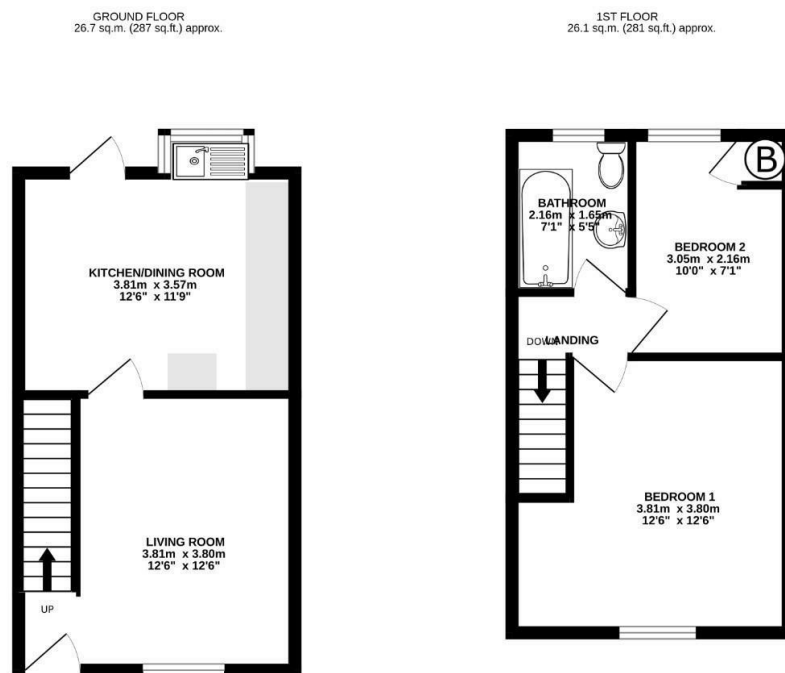


Attention investors! with local schools, bus routes, and local supermarkets on your doorstep, this two-bedroom mid-terrace home is a real steal!

Tenant in situ.

The large kitchen offers space for a dining area and has plenty of cupboard storage space. The kitchen also allows access to the rear yard which is very low maintenance.

The first floor offers One very good-sized double bedroom that has been tastefully decorated. The second bedroom is a generous size single. The family bathroom comprises a low-level WC, a pedestal hand wash basin and a paneled bath with an overhead shower.



**TOTAL FLOOR AREA - 52.8 sq.m. (568 sq.ft.) approx.**  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and built-in items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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4 Manchester Road, Burnley, Lancashire, BB11 1HH

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[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)