

£119,950 Leasehold



17 Park View, Padiham, Burnley,
Lancashire BB12 8EE



PROPERTY DESCRIPTION

!! Located in a quiet back water position with impressive open aspect to the front !! This significantly extended three bedroom mid terrace home is offered for sale with either vacant possession or the current long standing tenant in situ (currently paying £715PCM). The accommodation is immaculately presented and comprises of: two separate reception rooms, a modern fitted kitchen, three bedrooms to the first floor and a modern three piece bathroom suite. The property is warmed by gas central heating and is double glazed throughout. All the relevant tenancy certification is in place. Low maintenance rear yard. EPC - D. Early viewing is considered a must!

FEATURES

- Quiet back water position
- Impressive open aspect to the front
- Significantly extended accommodation on offer
- Possible to be sold with vacant possession
- Can be sold with the current tenant in situ - paying £715PCM
- Two separate reception rooms
- Modern fitted kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating
- Being Upvc double glazed throughout
- All the relevant tenancy certificates are in place
- Low maintenance rear yard
- EPC - D
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

3.53m x 3.29m (11' 7" x 10' 10")

Lounge

4.26m x 3.93m (14' 0" x 12' 11")

Kitchen

3.48m x 2.06m (11' 5" x 6' 9")

First Floor

Bedroom One

2.47m x 2.82m (8' 1" x 9' 3")

Bedroom Two

2.37m x 4.37m (7' 9" x 14' 4")

Bedroom Three

2.31m x 2.9m (7' 7" x 9' 6")

Family Bathroom

Outside

Yard

Further Information

Additional Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is £1 .11 and there are no noted covenants on the title.

The property is located in an area considered low risk for surface water flooding.

According to ofcom, a number of companies provide mobile coverage and internet services, with ultrafast being available.

Council Tax Band - A.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			