



21 Bright Street, Padiham, Burnley,
Lancashire BB12 8RA

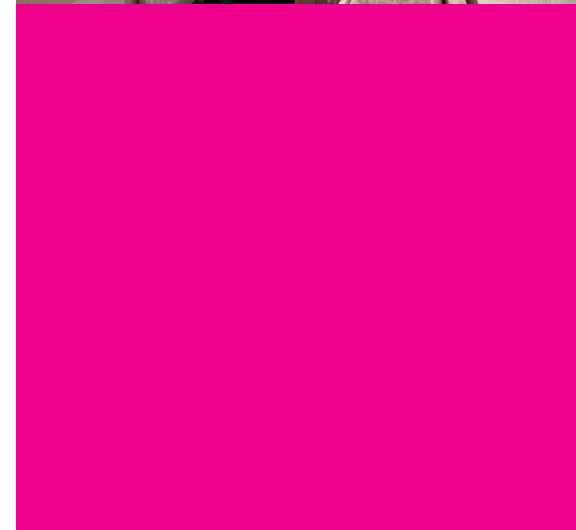


PROPERTY DESCRIPTION

!! Investment Opportunity !! This well presented two bedroom mid terrace property is offered for sale with the current tenant in situ, and is sure to catch the eye of any would be buy to let landlords. The accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. EPC - D. All the relevant tenancy certificates are in place. The current tenant has just had a rent increase, taking the rent to £500PCM from March 2025. Early viewing is considered a must!

FEATURES

- Investment Opportunity
- Offered for sale with the current long standing tenant in situ
- All the relevant certificates are in place
- Current rent is £500PCM from March 2025
- One welcoming reception room
- Modern fitted kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Low maintenance rear yard
- EPC - D
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Sitting Room

3.96m x 3.93m (13' 0" x 12' 11")

Kitchen

2.84m x 3.01m (9' 4" x 9' 11")

First Floor

Bedroom One

3.63m x 3.69m (11' 11" x 12' 1")

Bedroom Two

2m x 1.57m (6' 7" x 5' 2")

Bathroom

Outside

Yard

Further Information

Further Information

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

The annual ground rent is £1.05.

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

Mobile and broadband coverage is offered by a number of providers and ultrafast is available.

Council Tax Band A.

