



14 Station Road, Padiham, Burnley,  
Lancashire BB12 8EB



## PROPERTY DESCRIPTION

!! Investment Opportunity !! Offered for sale with no onward chain, this substantial end of terrace home offers accommodation spread across four storeys and is sure to catch the eye of anyone looking for an investment opportunity. The accommodation is in need of some cosmetic updating but comprises of: two well proportioned reception rooms, a fitted kitchen, three first floor bedrooms and a family bathroom suite. There is a large storage cellar. Popular central location only a short walk to Padiham town centre. Council Tax Band - A. EPC - TBC. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain
- Substantial end of terrace accommodation
- Spread across four storeys
- Ideal investment opportunity
- Two well proportioned reception rooms
- Fitted kitchen
- Three first floor bedrooms
- Fitted three piece bathroom suite
- Large storage cellar
- Popular central location
- Council Tax Band A
- EPC - TBC
- Early viewing is a must!





## **ROOM DESCRIPTIONS**

### **Ground Floor**

Entrance Vestibule

Sitting Room

Lounge

Kitchen

### **First Floor**

Bedroom One

Bedroom Two

Bathroom

### **Second Floor**

Bedroom Three

### **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.

There are no noted restrictive covenants on the lease.

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

Groundwater - flooding from groundwater is unlikely in this area.

Reservoirs - there is a risk of flooding from reservoirs in this area.