



155 Burnley Road, Burnley BB12 8BA



PROPERTY DESCRIPTION

!! Investment Opportunity !! This sizeable end of terrace property has been converted into two one bedroom apartments and is ideal for anyone looking for a buy to let investment opportunity. Both apartments are currently vacant, with the ground floor apartment comprising of: one generous reception room, a fitted kitchen, one double bedroom and a fully fitted three piece bathroom suite. To the first floor is a second one bedroom apartment comprising of: one double bedroom, an open plan sitting room and kitchen with a three piece bathroom. Both flats are warmed by gas central heating (separate systems) and are Upvc double glazed throughout but would benefit from some cosmetic updating. Early viewing is considered a must!

FEATURES

- Investment Opportunity
- End of terrace property - converted into two one bedroom apartments
- Upvc double glazed throughout
- Both apartments are offered for sale with vacant possession
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Burnley Road, Padiham

Ground Floor Flat

Entrance Vestibule

with a wooden door to the front and wooden door leading through to:

Sitting Room

13' 5" x 10' 2" (4.10m x 3.11m) with Upvc double glazed windows to the front and side, feature gas fire and doorway through to:

Inner Hallway

with access to:

Bedroom One

10' 6" x 6' 4" (3.20m x 1.93m) a generous double bedroom with a Upvc double glazed window to the front.

Kitchen

11' 6" x 9' 8" (3.50m x 2.94m) with a range of fitted wall and base units that boast a rolled edge working surface incorporating a one bowl sink and drainer. Wall mounted central heating boiler.

Shower Room

A fully fitted three piece suite comprising of a low level W/C, pedestal wash basin and shower cubicle.

First Floor Flat

Entrance

with staircase leading into:

Sitting Room

with Upvc double glazed windows to the front and side, radiator open plan with:

Kitchen

fitted with a range of wall and base units with a complimentary working surface that incorporates a one bowl sink and drainer. Ample space for appliances.

Bedroom One

A generous double bedroom with a Upvc double glazed window to the side.

Shower Room

A fully fitted three piece shower room comprising of a low level W/C, pedestal wash basin and a shower cubicle.

