



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 and 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.

