

DESCRIPTION

*** CHAIN FREE - RENOVATION PROJECT - 3 BEDROOMS ***

Welcome to this charming 3-bedroom mid-terraced property, perfectly suited for investors or those looking to embark on a renovation project. This chain-free home offers a wealth of potential to create your dream living space.

The property features two spacious reception rooms, providing ample space for relaxation and entertainment. The extended kitchen to the rear adds to the generous living areas and offers a fantastic opportunity to create a modern, functional kitchen to suit your taste and needs.

Situated just 2 minutes away from Padiham town centre, this home offers convenient access to a range of local amenities, shops, and dining options. Additionally, it is only a 7-minute drive to Burnley town centre, ensuring you're never far from the hustle and bustle.

For families, the property is ideally located near three local high schools, making it a great choice for those with children. The excellent placement of this home means you'll have easy access to educational facilities, public transport, and major road links.

Don't miss out on this fantastic opportunity to create a bespoke living space in a highly desirable location. With its prime location and ample potential, this property is a must-see.





 **BRITISH
PROPERTY
AWARDS**
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY

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Full Description

Upon entering, you'll find two spacious reception rooms, each bursting with character and awaiting your personal touch. These versatile spaces are perfect for creating comfortable lounges, a home office, or even a playroom. The extended kitchen to the rear is a great additional space, providing a generous area to design a modern, functional kitchen that suits your culinary needs and lifestyle.

The property's location is simply unbeatable. Situated just 2 minutes away from Padiham town centre, you'll have easy access to a variety of local amenities, charming shops, and delightful dining options. For those commuting or seeking more extensive amenities, Burnley town centre is just a 7-minute drive away, offering a broader range of facilities and conveniences.

Families will appreciate the home's proximity to three local high schools, making it an excellent choice for those with children. The well-placed location ensures that educational facilities, public transport, and major road links are all within easy reach, enhancing the property's appeal.

This house is a renovator's dream, presenting a blank canvas with immense potential to add value and create a personalized space. Whether you're looking to modernize the interiors, reconfigure the layout, or enhance the property's original features, the possibilities are endless.

Don't miss out on this fantastic opportunity to invest in a property with tremendous potential in a prime location. With its excellent positioning, generous living spaces, and the freedom to renovate to your heart's content, this property is a must-see for anyone looking to create their dream home or a lucrative investment. Seize the chance to make this charming house your own and unlock its full potential.

Living room
12.5 x 15.39

Rear reception
14.86 x 12.95

Kitchen
12.36 x 9.48

Hallway
15.7 x 3.25

Landing
15.03 x 5.5

Bed 3
12.4 x 9.38

Bed 2
10.3 x 8.5

Bed 1
16.1 x 12.2

Bathroom
10.5 x 5.5

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'B'

999 Years from 25/04/1842 - £10.15 annual ground rent.

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - On Street

Rights and easements – Unknown

Restrictions – not conservation area, not a listed building status, no tree preservation orders in place.

Building safety – Renovation required

Accessibility/Adaptations – Essential living accommodation on entrance level and bedrooms to the first floor

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – for the property itself and its immediate locality

Flood Risk - Low

Coalfield or mining area - Unknown

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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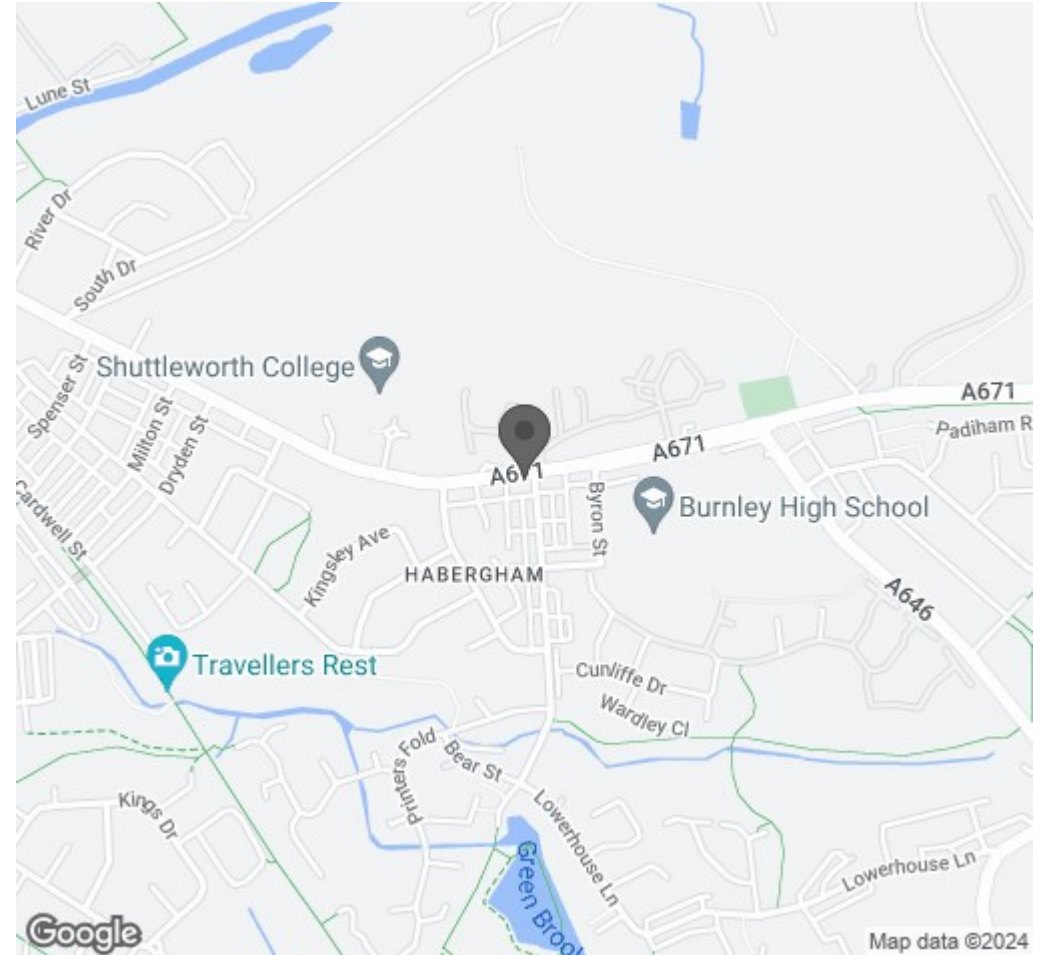
GOLD WINNER

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		 85
(81-91) B		
(69-80) C		
(55-68) D	 61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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