



All enquiries Ref: Thomas Mason



- Long leasehold end of terrace house currently arranged as two self contained flats
- Refurbishment works started and requiring completing
- Full vacant possession

Location:

The property is situated on the junction of Burnley Road and Spa Street. Public transport links are well provided with a selection of nearby railway stations including Hapton and Rose Grove, together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities can be found locally and recreational pursuits include Padiham Leisure Centre and Fennyfold Playing Fields.

Accommodation:

Unit	Floor	Accommodation	EPC rating
A	Ground	One bedroom, reception room, kitchen, bathroom/WC	D
B	First	One bedroom, open plan reception room/kitchen, bathroom/WC	E

Council Tax Band: A

Lease:

Held on a long lease (virtual freehold) for a term of 999 Years from 12.11.1857 – for further information please refer to the legal documentation

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

