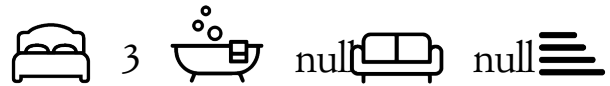




86 Burnley Road

Padiham, Burnley, BB12 8QN

£99,950



A well-presented stone-fronted mid-terrace office property located in the heart of Padiham, offering Class E use and an excellent layout across three floors, with a total floor area of approximately 1389 sq ft. Accommodation comprises: Ground Floor: Main L-shaped office, hallway with trap door access to basement, and kitchen area, Basement: Useful storage space First Floor: Three further offices and cloakroom. The property benefits from gas central heating and mostly uPVC double glazing.

Ideally positioned within Padiham Town Centre, close to amenities and transport links. Available with no chain – ready for immediate occupation.



Double Fronted
Front Door to Office Space.

Large Office 17,37 x 29,39 x 17'29 x 10'10 (5.18m,11.28m x 8.84m,11.89m x 5.18m x 3.30m)
Two Single Glazed Windows. UPVC French Doors to the Back of the Office. Central Heating Radiators. Under Stairs Storage. Trap Door Access to the Cellar.

Kitchen
Two UPVC Double Glazed Windows and Central Heating Radiator. Wall and Base Units. Boiler.

First Floor
Landing. Central Heating Radiator. Two Storage Cupboards.

Office 1 17'59 x 11'67 (5.18m x 3.35m)
Two UPVC Double Glazed Windows and Central Heating Radiator.

Office 2 11'58 x 8'92 (3.35m x 2.44m)
UPVC Double Glazed Window and Central Heating Radiator.

Office 3 8'91 x 8'06 (2.44m x 2.59m)
UPVC Double Glazed Window and Central Heating Radiator.

Cloakroom 9'06 x 5'22 (2.90m x 1.52m)
Wash Basin and WC.

Cellar
Two Storage Areas with Access to the Rear.

Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

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THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

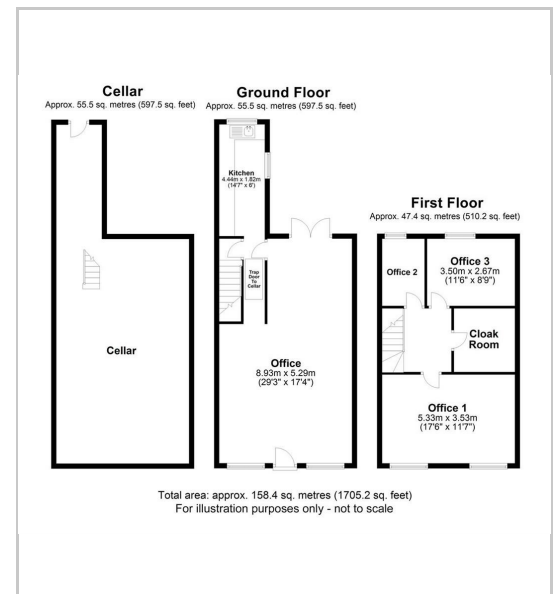
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Floor Plans



Energy Efficiency Graph

