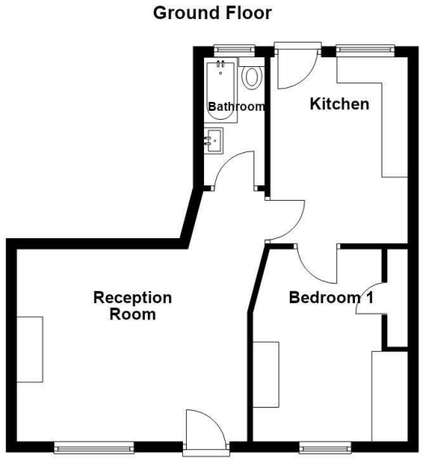
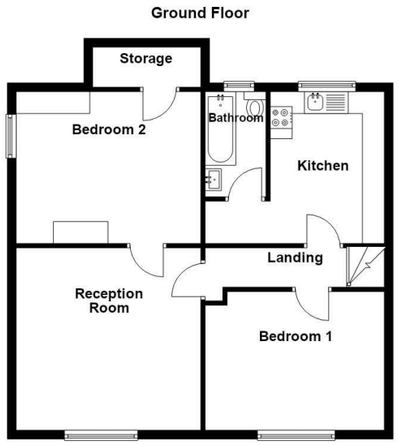
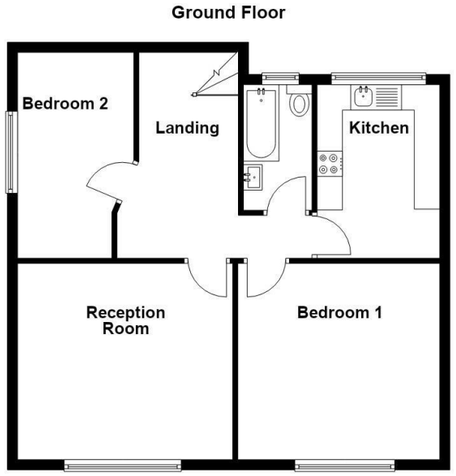
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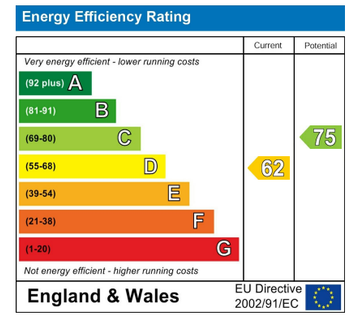
28 Moor Lane



26 Moor Lane



2 Barbon Street



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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Moor Lane & Barbon Street, Padiham, BB12 8LZ

£350,000

A TURN KEY BUY TO LET INVESTMENT WITH A POTENTIAL TOTAL ANNUAL RENTAL INCOME OF £30,300

Nestled in the vibrant heart of Padiham town centre, this remarkable property on Moor Lane presents an exceptional investment opportunity. Comprising three fully renovated flats, this property is ideal for those seeking a lucrative venture in the rental market. Rental income includes two £875pcm, and one £775pcm totalling to £2525pcm.

The property features two well-appointed first-floor flats and one spacious ground-floor flat, each designed with modern living in mind. The renovations have been completed to a high standard, ensuring that each flat is both stylish and functional. Residents will appreciate the outdoor space, perfect for enjoying the fresh air or entertaining guests.

Convenience is at the forefront of this location, with a wealth of amenities just a stone's throw away. From shops and cafes to essential services, everything you need is within easy reach. Additionally, excellent transport links make commuting a breeze, connecting you to nearby towns and cities.

This property not only offers a comfortable living environment but also represents a sound investment in a thriving area. Whether you are looking to expand your property portfolio or seeking a home with rental potential, this house on Moor Lane is a fantastic choice. Don't miss the chance to explore this outstanding opportunity in Padiham.

Moor Lane & Barbon Street, Padiham, BB12 8LZ

£350,000

5 3 3 D

- Tenure For All Three Flats: Freehold
- Council Tax Band For All Three Flats: A
- EPC Rating Ground Floor Flat D First Floor Flat D & Top Floor Flat C
- On Street Parking
- All Three Flats Have Been Fully Renovated
- Ideal Investment Opportunity
- Viewing Essential
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor Flat

Ground Floor Entrance Composite part frosted door to reception room.

Reception Room One

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, panelled feature wall, open to hall.

Hall

part stone cladding elevation, spotlights, door to bathroom and kitchen.

Kitchen

UPVC double glazed window, central heating towel rail, a range of gloss wall and base units with a wood effect surface composite sink and drainer with mixer tap, four ring induction hob electric oven and extractor hood, plumbing for washing machine, spotlight, smoke alarm, herringbone effect lino floor, UPVC part double glazed door to rear, door to bedroom.

Bedroom

UPVC double glazed window, central heating radiator, spotlights, storage.

Bathroom

UPVC double glazed frosted window, central heating towel rail, dule flush WC, vanity top wash basin with mixer tap, panel bath with direct feed rainfall over head shower and rinse head, spotlights , extractor fan, part PVC elevations, wood effect lino floor

Flat One First Floor

Entrance

UPVC part frosted door to stairs to first floor.

First Floor - Landing

Doors to reception room kitchen and bedroom.

Kitchen

UPVC double glazed window , central heating towel rail, a range of gloss wall and base units with a wood effect surface, composite sink and drainer with mixer tap, 4 ring induction hob electric oven extractor hood, plumbing for washing machine, spotlights, herringbone effect lino flooring, door to bathroom.

Bathroom

UPVC double glazed frosted window, central heating towel rail, dule flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed over head rainfall shower and rinse head, spotlights, extractor fan, part PVC elevations , wood effect lino floor.

Reception Room

UPVC double glazed window, central heating radiator, spotlights, part stone clad elevation , door to bedroom two.

Bedroom Two

UPVC double glazed window, central heating radiator, spotlights, part stone clad elevations, storage.

Bedroom One

UPVC double glazed window, central heating radiator, spotlights.

Flat Two Top Floor

Entrance

UPVC part frosted door leading to stairs to first floor.

Top Floor Landing

spotlights, smoke alarm, door to 2 bedrooms reception room, bathroom.

Reception Room

UPVC double glazed window, central heating radiator, spotlights.

Kitchen

UPVC double glazed window, central heating towel rail, a range of gloss wall and base units with a wood effect surface, composite sink and drainer with mixer tap, 4 ring induction hob electric oven extractor hood, plumbing for washing machine, spotlights, herringbone effect lino flooring.

Bathroom

UPVC double glazed frosted window, central heating towel rail, dule flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed over head rainfall shower and rinse head, spotlights, extractor fan, part PVC elevations , wood effect lino floor.

Bedroom One

UPVC double glazed window, central heating radiator, spotlights.

Bedroom Two

UPVC double glazed window, central heating radiator, part stone clad elevations.







