



2 bed terraced house to buy in

Russell Terrace, Padiham, Burnley,
Lancashire, BB12 7HB

£50,000 Starting Bid

 x 2  x 1  x 2

Tenure

Leasehold

Property features

- ✓ 2 Bedrooms
- ✓ 2 Reception Rooms
- ✓ Sold by Secure Sale
- ✓ Investment Opportunity
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Description

We are delighted to offer this well presented garden fronted terraced home situated in a convenient location in Padiham. The accommodation within briefly comprises two reception rooms, two bedrooms and a good sized family bathroom. The property benefits from gas central heating and double glazing with a private yard to the rear. An ideal investment opportunity or first time home. Council Tax Band A. Viewings by appointment only.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 815

Annual Ground Rent Amount: £1.00

Price: Starting Bid £50,000

Property Type: Terraced House

Parking: None

Year built: 1842

Construction materials: Stone built

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Russell Terrace, Padiham, Burnley, Lancashire, BB12 7HB

Contact your local branch today for more information on this property:

107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, www.chancellors.co.uk

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

