



Falcon & Foxglove

25 Wytham Street, Padiham BB12 7DX



Offered with a tenant in situ paying £525 PCM is this two bedroom mid-terrace property in this popular area of town. Comprising of a spacious lounge, dining room, fitted kitchen and first floor bathroom. The property benefits also from double glazing, gas central heating and rear yard.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- Two Bedrooms
- Spacious Lounge
- Dining Room
- Fitted Kitchen
- Rental Income £525 PCM
- Gas Central Heating
- Double Glazing
- EPC Rating D
- Council Tax Band A
- Leasehold (880+ Years)

£79,950



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

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Entrance Hallway
4.46m x 1.02m (14ft 7" x 3ft 4")

Laminate wood flooring

Central heating radiator

Lounge
3.35m x 3.11m (10ft 11" x 10ft 2")

Double glazed window to the front of the property

Wood and marble fireplace with open fire

Laminate wood flooring

Central heating radiator



Dining Room
4.23m x 3.62m (13ft 10" x 11ft 10")

Double glazed window to the rear of the property

Wood and marble fireplace with open fire

Laminate wood flooring

Central heating radiator



Kitchen
2.37m x 1.76m (7ft 9" x 5ft 9")

Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Integrated electric oven and gas hob with cooker hood over

Plumbing for automatic washing machine



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Landing

2.02m x 1.01m (5ft 11" x 6ft 7")

Carpeted flooring

Bedroom One

4.18m x 3.36m (13ft 8" x 11ft 10")

Double glazed window to the front of the property

Tiled fireplace with open fire

Carpeted flooring

Central heating radiator



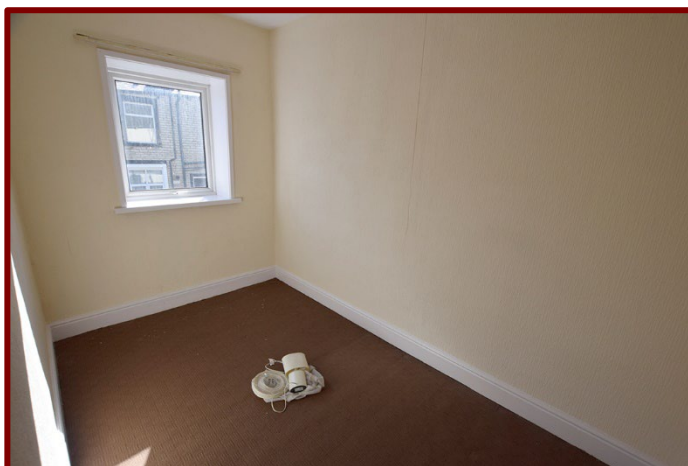
Bedroom Two

3.65m x 2.09m (11ft 11" x 6ft 10")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



Bathroom

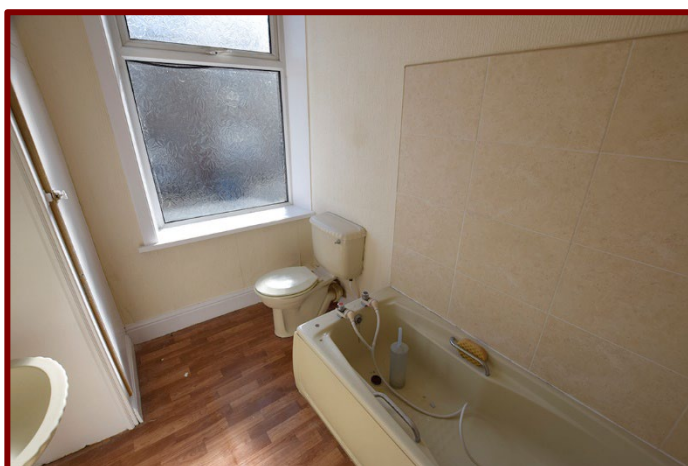
2.69m x 2.02m (8ft 9" x 6ft 7")

Double glazed frosted window to the rear of the property

Panelled bath

Pedestal hand wash basin and low level w.c.

Central heating radiator



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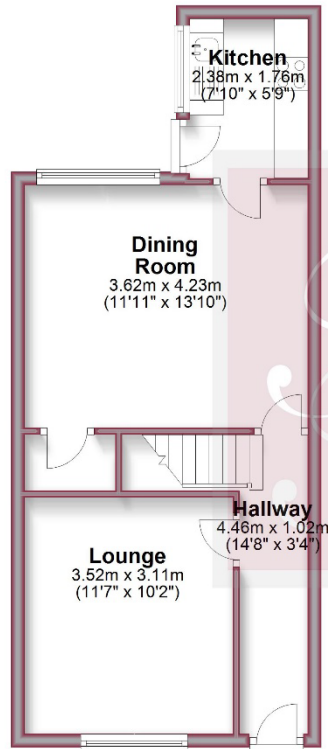
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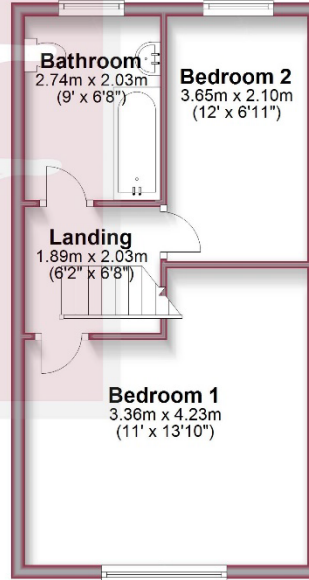
Ground Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.1 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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