

48 Ingham Street

Padiham

Offers in the Region of: £95,000



**Pendle Hill**  
Properties



48 Ingham Street, Padiham

## £95,000 Offers in the Region of

A brilliant opportunity to acquire this unique commercial sale, in the popular area of Padiham.

Briefly comprises a fully fitted and fully functional chip shop with self-contained accommodation, and kitchen, backroom/kitchen, two bedrooms, shower room, and rear yard.



## MAIN SHOP FRONT

A recently fully refurbished and functional chip shop with multiple brand-new cooking appliances and dual fridge/freezers. The storefront briefly comprises, vinyl flooring, steel worktops and countertop, ceiling light point, storage, and a double-glazed window overlooking the front of the property.



## KITCHEN/BACKROOM

The rear kitchen with a double-glazed window overlooking the rear yard, briefly comprises, a range of base and wall mounted storage units, 4 ring electric hob, stainless steel sink with mixer tap, ceiling light point, under stair storage, space for a washing machine/dryer, and access to the rear via a Upvc door.



## BEDROOM ONE

Located on the first floor, a well-presented double bedroom with UPVC double glazed window with overlooking the front of the property, briefly comprising, carpeted flooring, radiator, and ceiling light point.



## BEDROOM TWO WITH SHOWER ROOM

Another bedroom with UPVC double glazed window overlooking the rear garden, briefly comprising, carpeted flooring, radiator, and ceiling light point. The shower room briefly comprises laminate flooring, walk-in shower, low level wc, a pedestal sink with mixer taps, and ceiling light point.



## EXTERNAL

To the rear of the property, there is an enclosed yard.

## ADDITIONAL INFORMATION

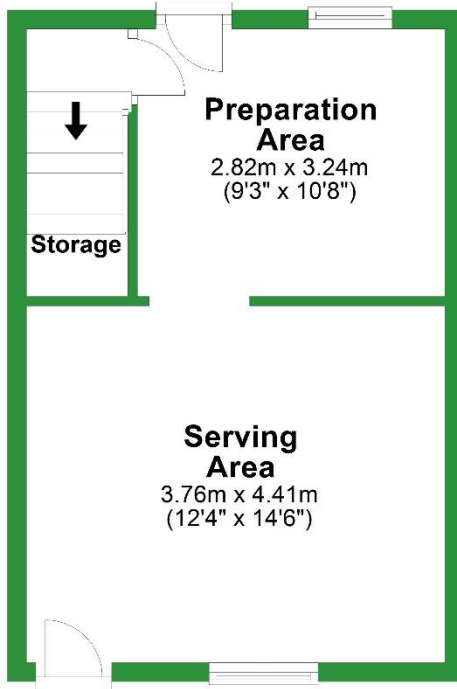
Tenure = tbc

Council Tax Band = A



## Ground Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



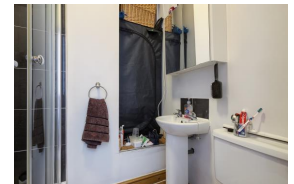
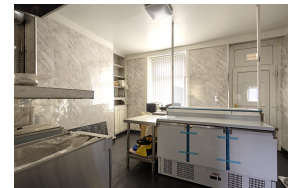
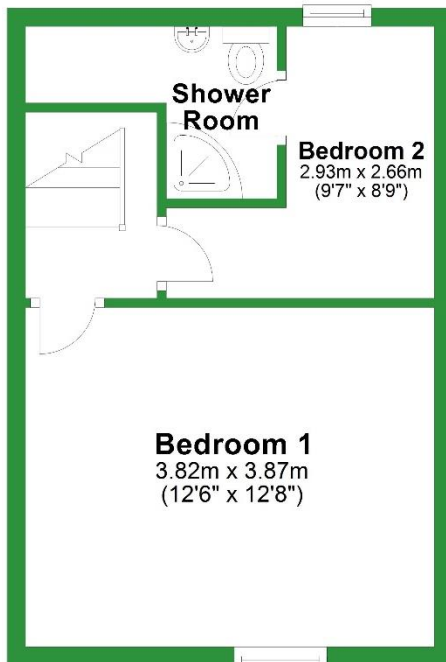
Total area: approx. 59.7 sq. metres (642.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using Plotix

## First Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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