



## 3 bed terraced house to buy in

Victoria Road, Padiham, Burnley,  
Lancashire, BB12 8QY

**£60,000** Starting Bid

 x3  x1  x2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Reception Rooms
- ✓ Good Access to Major Transport
- ✓ Rear Yard with Outbuilding
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

## Description

Situated in a convenient and popular location in Padiham, this end-terrace property offers fantastic potential for investors looking to expand their portfolio. Requiring a degree of modernisation, the property provides a great opportunity to add value and create a comfortable family home.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 815

Annual Ground Rent Amount: £2.00

Price: Starting Bid £60,000

Property Type: Terraced House

Parking: On Street

Year built: 1910

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles

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

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

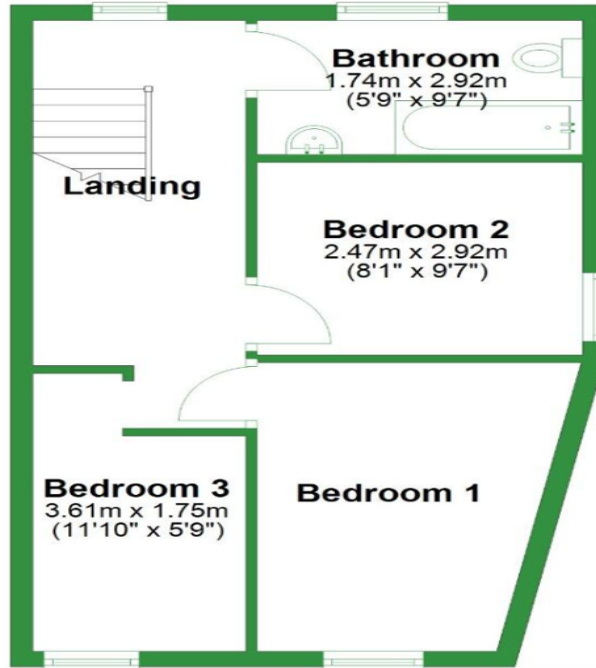
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

**First Floor**

Approx. 38.9 sq. metres (419.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Victoria Road, Padiham, Burnley, Lancashire, BB12 8QY

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.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.

