

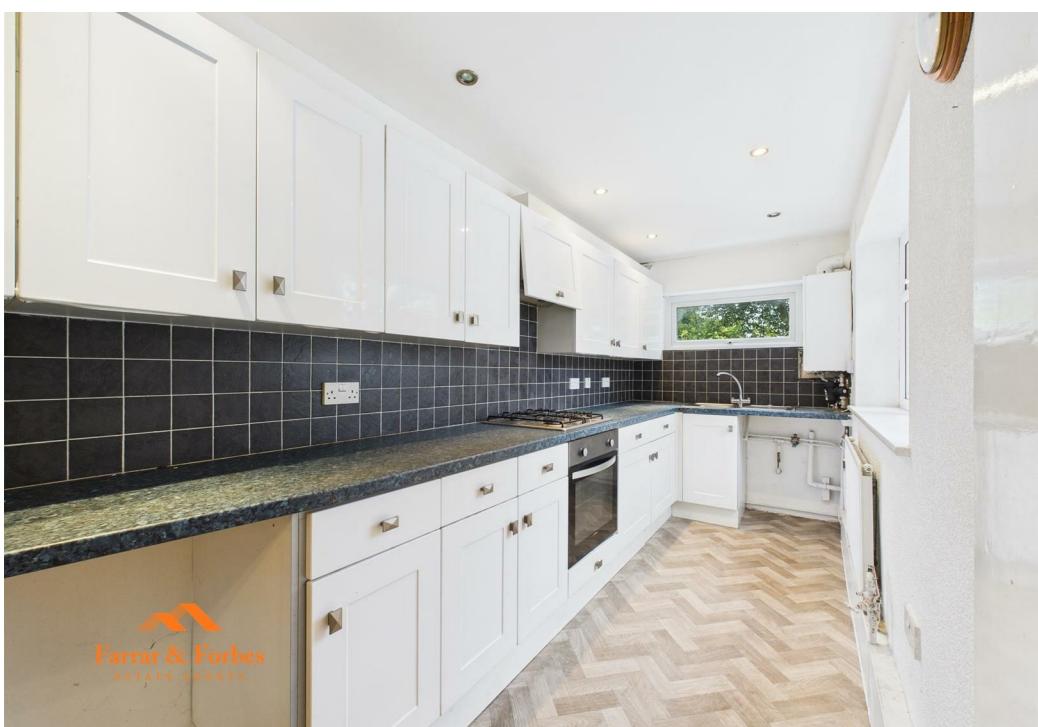
21 Bridge Street, Padiham, Burnley, BB12 8LA

£99,950

Council Tax Band:



Farrar & Forbes
ESTATE AGENTS
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Bridge Street is a quiet and sought-after location, ideally positioned close to Memorial Park and within easy reach of motorway links connecting Manchester, Leeds and Preston. This property would make an excellent purchase for a first-time buyer or investor, with an estimated rental potential of around £750 PCM.

The accommodation begins with an entrance vestibule leading into a comfortable lounge, featuring a gas fire as the focal point. A walk-through dining room sits to the rear, again benefitting from a gas fire. The extended kitchen is a generous galley style, fitted with a range of white wall, base and drawer units complemented by contrasting work surfaces. There is scope to remove the wall between the kitchen and dining room to create a large open-plan family space.

To the first floor, there are two bedrooms, comprising a spacious double bedroom and a well-proportioned single bedroom with fitted wardrobes. The bathroom is fitted with a three-piece white suite, including a low-level WC, pedestal wash hand basin and a panelled bath with overhead shower.

Externally, the property benefits from an enclosed rear yard. While the home requires modernisation throughout, it offers excellent potential to add value and personalise.

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