



## 2 bed terraced house to buy in

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

**£40,000** 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

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## 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 £40,000

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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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 

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

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

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