



## Residential

# 13 Ightenhill Street, Padiham, Burnley, Lancashire BB12 8PY



**\*GUIDE PRICE:**

**£63,000 +** (plus fees)

**Three Storey Town House with Two Bedrooms available with Vacant Possession. Ideal Home Buyer or Buy to Let Investment**

Well located just off the main high street on a secluded street within a conservation area. Three storey town house with two bedrooms. Entrance hallway, utility room, first floor open plan lounge diner kitchen, second floor, bedroom one, bedroom two and bathroom. Central heating and double glazing. Car parking to the rear. A minutes walk from all the town centre amenities.

**Tenure:** See Legal Pack

**Local Authority:** Burnley Borough Council

**Energy Performance Certificate (EPC):** Current Rating B

### Additional Fees

**Buyer's Premium:** £900 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.