



Whitegate Gardens, Burnley | BB12 8TL – Auction Guide Price £26,500



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## INTRODUCTION

CHAIN FREE | ONE BEDROOMS | FIRST FLOOR FLAT | APPROX. 580 SQ FT | OFF STREET PARKING | WITHIN WALKING DISTANCE TO THE LOCAL AMENITIES | IDEAL INVESTMENT OPPORTUNITY A tidy one bedroom first floor flat with its own entrance in a popular area of Padiham. The property is well presented and would make an excellent buy to let investment. The accommodation comprises of an entrance hallway and stairs from its own ground floor entrance. The landing leads to a 3 piece bathroom, fitted kitchen, generously sized reception room and a double bedroom. Externally the property is surrounded by well maintained communal garden's and has access to a communal car park. Vital information... Parking arrangements: Car Park to the Front Vendors position: No Chain Council Tax Band: A Tenure: Leasehold Boiler Brand: Heatline Windows Installed: Double Glazing

✓ Chain Free

✓ Ideal Investment Opportunity

✓ First Floor Flat

✓ Popular Location

✓ One Bedroom

✓ Close to Local Amenities



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## ACCOMMODATION

### Entrance Hallway

*uPVC double glazed entrance door, carpet staircase to flat. Central heating radiator, lighting and power points. Access to loft space and three storage cupboards. storage cupboard housing the boiler - Heatline*

### Living Room 13' 10" x 10' 3" (4.21m x 3.12m)

*uPVC double glazed window to rear elevation, carpet flooring, central heating radiator, lighting, coving to ceiling and power points.*

### Bedroom 1 13' 10" x 9' 0" (4.21m x 2.74m)

*uPVC double glazed window to rear elevation, carpet flooring, central heating radiator, lighting and power points.*

### Kitchen 12' 3" x 0' 9" (3.73m x 0.23m)

*uPVC double glazed window to front elevation, central heating radiator, partially tiled elevations, laminate wood flooring, lighting and power points. Wall and base unit in wood effect, marble effect work surfaces, stainless steel single drainage sink with a gas oven and hob.*

### Bathroom

*uPVC double glazed window to front elevation, vinyl flooring, partially uPVC clad elevations central heating radiator, and lighting. Three piece suite comprising; low level WC, hand wash basin with vanity unit and panelled bath with shower to tap attachment.*



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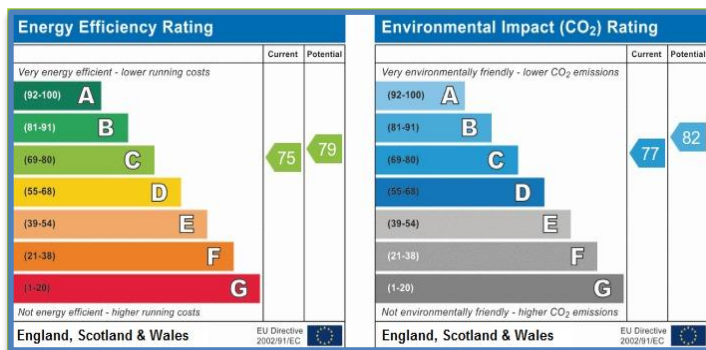
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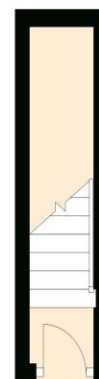
Andrew Nickson

Sales Negotiator

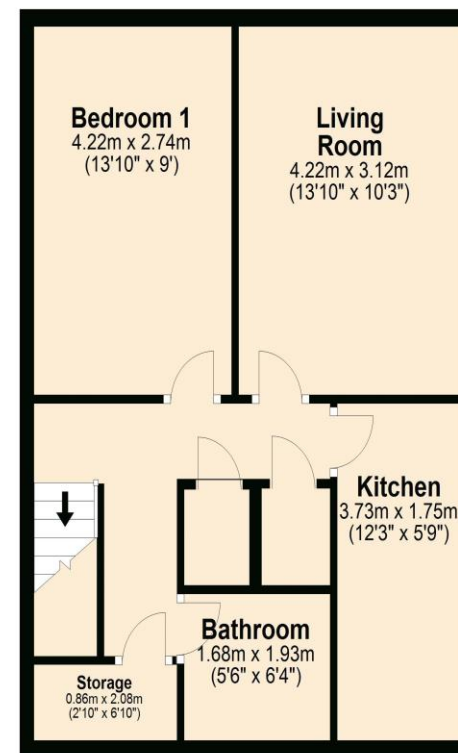
Council Tax Band: A  
Tenure: Leasehold



## Flat Entrance



## First Floor



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**Rishton Office**  
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01254 883819

**Darwen Office**  
Green Street  
Darwen  
BB3 1AG  
01254 772244

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IMPORTANT: Viewing – By appointment with the agents  
Market Appraisal – If you are thinking of selling your existing home Duckworths would be pleased to provide a market appraisal of it, completely without obligation.  
Fixture & Fittings – All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded  
The condition of the heating system and/or other appliances are not known.  
Photographs – Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property  
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