



Ingham Street, Burnley | BB12 8DR – Offers in the Region Of £49,950



**DUCKWORTHS**  
estate agents

[www.duckworthsestateagents.co.uk](http://www.duckworthsestateagents.co.uk)



## INTRODUCTION

CHAIN FREE | TWO DOUBLE BEDROOMS | SPACIOUS DINING KITCHEN | IDEAL FOR LANDLORDS | | CLOSE TO LOCAL AMENITIES Presenting a prime opportunity to both landlords and first time buyers is this very well presented two bedroom mid terrace property that simply must be viewed to be fully appreciated. Other information... Parking arrangements: On Street Vendors position: No Chain Council Tax Band: A Potential Rental Value: 375pcm Windows Installed: uPVC Double Glazing Other information... Parking arrangements: On road Vendors position: Chain free Council Tax Band: A Tenure: Leasehold Windows Installed: Double glazed Length of Ownership: 37 years



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## ACCOMMODATION

### Entrance

*uPvc double glazed door with fan light leading into carpeted entrance vestibule.*

**Living Room 12' 8" x 13' 6" (3.86m x 4.11m)**

*Carpet flooring, central heated radiator, gas fire place to chimney breast front, wooden double glazed window to front elevation, ceiling light, electric points throughout.*

**Kitchen 9' 8" x 10' 2" (2.94m x 3.10m)**

*Vinyl flooring, wall and base units, Logik boiler, one and a half stainless steel, uPvc double glazed window to rear, access to under stairs storage, electric points, central heated radiator, ceiling light.*

**Bathroom 7' 4" x 6' 0" (2.23m x 1.83m)**

*Vinyl flooring, W.C, hand wash basin, panelled bath with shower, ceiling light, uPvc double glazed windows to rear and side elevation, access to back yard.*

### Stairs & Landing

*Carpet flooring, access to loft space, ceiling light.*

**First Bedroom 12' 7" x 13' 4" (3.83m x 4.06m)**

*Carpet flooring, central heated radiator, electric points, built in bedroom storage, wooden double glazed window to front elevations, ceiling light.*

**Second Bedroom 9' 9" x 10' 2" (2.97m x 3.10m)**

*Carpet flooring, central heated radiator, electric points, uPvc double glazed window to rear, ceiling light.*

### External

*Enclosed rear yard with gated access.*



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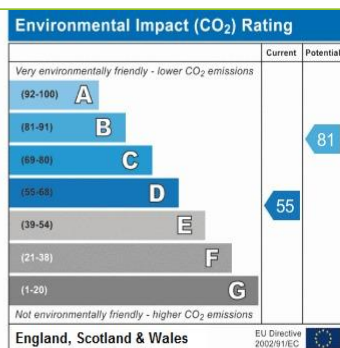
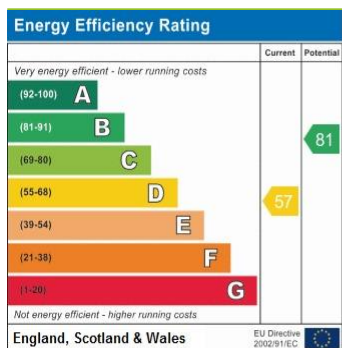
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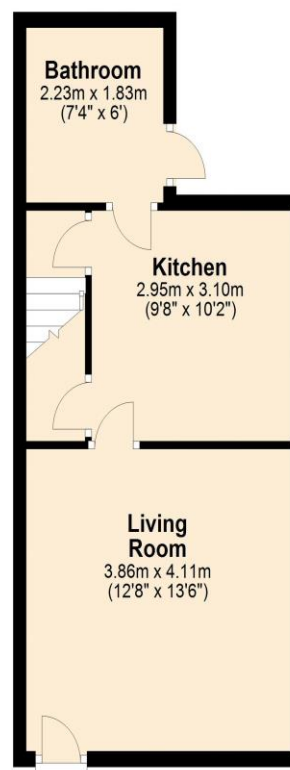
Andrew Nickson

Sales Negotiator

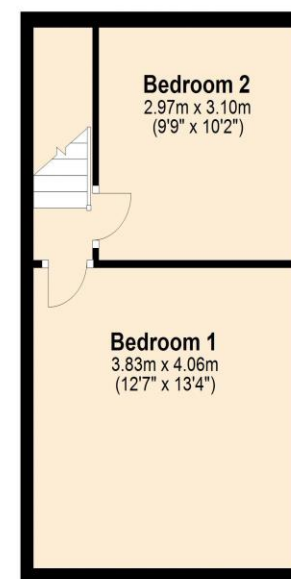
Council Tax Band: A  
Tenure: Leasehold



## Ground Floor



## First Floor



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Accrington  
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01254 234 242

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67-69 High Street  
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BB1 4LD  
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349 Union Road  
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BB5 3HS  
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  
C962

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