

LOT

17

26 Lawrence Street, Padiham, Burnley, Lancashire BB12 8DL

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- Two bedroom mid terraced house
- Double glazing
- Central heating

An extended two bedroomed mid terraced house in need of refurbishment and modernisation. The property benefits from double glazing and central heating. Once upgraded the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £4,800 per annum.

**Situated** Off Grove Lane in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

**Joint Agent**



**Ground Floor** Two Reception Rooms, Kitchen

**First Floor** Two Bedrooms, Bathroom/WC

**Outside** Garden to front and yard to the rear.

