



## Ightenhill Street, Padiham, BB12 8PY

### Offers over £69,950

Nestled in the charming area of Ightenhill Street, Padiham, this delightful apartment presents an excellent opportunity for both first-time buyers and savvy investors. The property is part of the Helm Mill Development, known for its convenient location in the centre of Padiham.

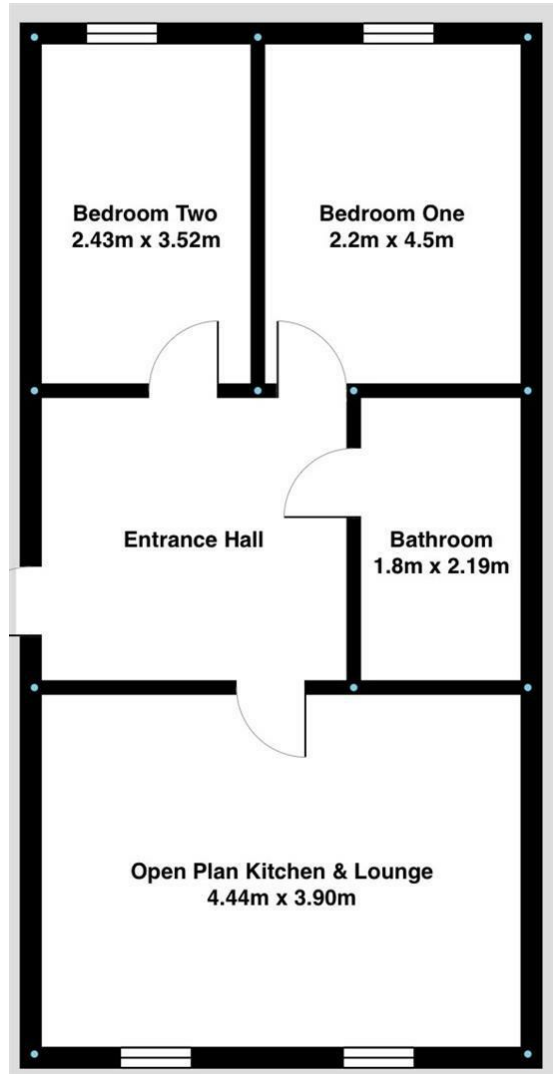
This well-appointed apartment features a welcoming open plan reception room and kitchen, two comfortable bedrooms and three piece family bathroom.

One of the standout features of this property is its availability with no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are looking to make your first step onto the property ladder or seeking a promising rental investment, this apartment is an ideal choice.

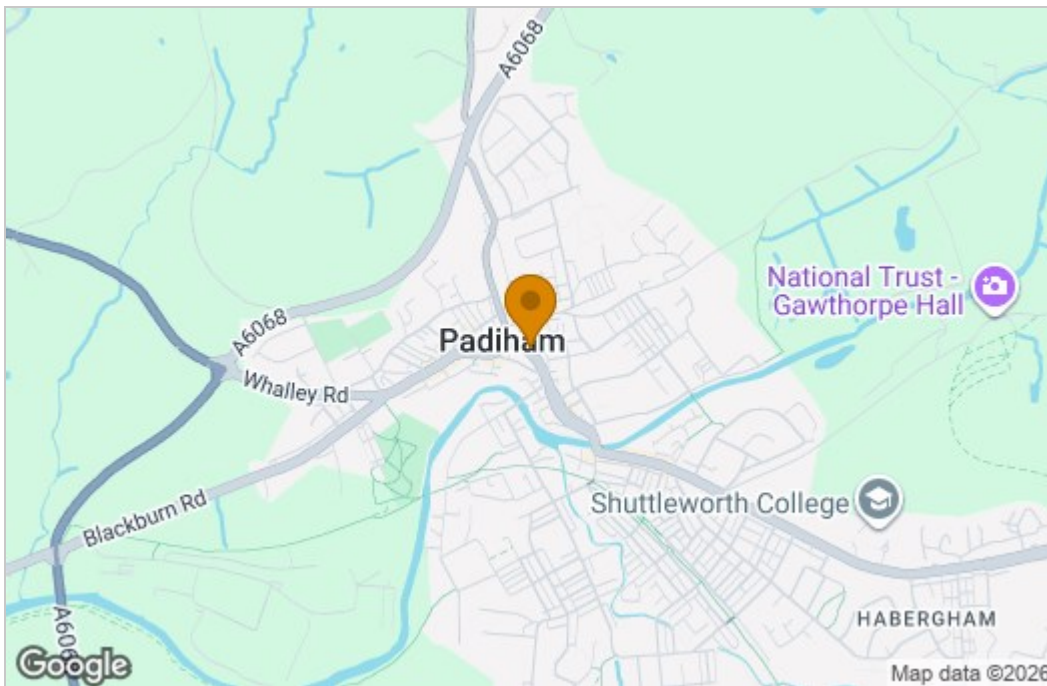
The surrounding area of Padiham offers a blend of local amenities, parks, and transport links, making it a desirable location for residents. Do not miss the chance to view this appealing apartment, which combines modern living with practicality in a vibrant community.



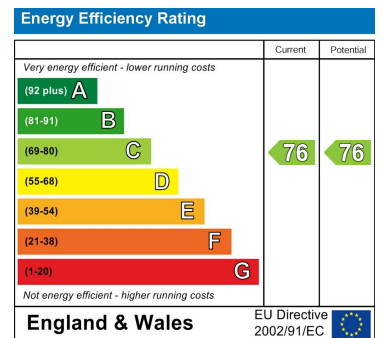
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: [enquiries@duffinsestateagents.co.uk](mailto:enquiries@duffinsestateagents.co.uk) <https://www.duffinsestateagents.co.uk/>