

Because life is

Petty
Real™

For
Sale



2 Rawson Street
Burnley
Lancashire BB10 1SJ

£30,000



ty Real's...

augural **Virtual**
Auction Day

Tuesday 8th December from 12:30pm

[Express your interest now.](#)

For Sale

For Sale by Auction – T & C's apply

Subject to an undisclosed Reserve Price

Reservation Fee applicable

The Modern Method of Auction



Key Features:

- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- Perfect Investment Property
- Two Reception Rooms
- Close to Burnley General Hospital
- Subject to Reserve Price
- Fantastic Potential
- Wet-room
- Two Bedrooms

Tenure: Leasehold

EPC Rating: E

Council Tax Band:



26 Manchester Road, Burnley, Lancashire, BB11 1HH

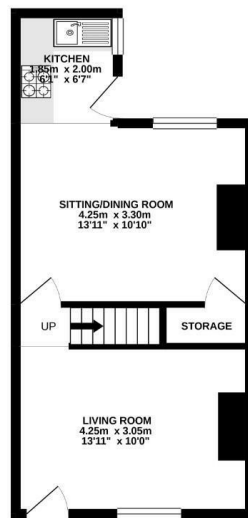
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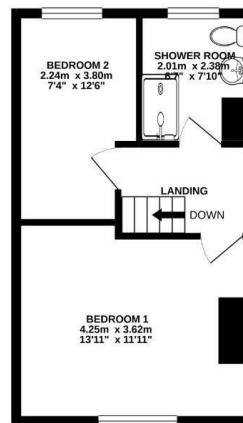
www.pettyreal.co.uk

2 BEDROOM House - Terraced

GROUND FLOOR



1ST FLOOR



Unless every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The contents, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with Houghs (2021)

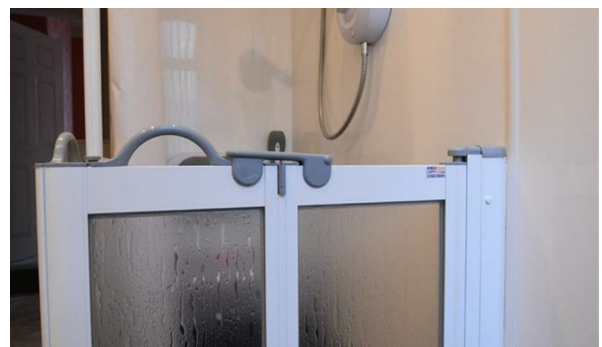
Main Description:

For Sale by Traditional Auction; Starting Bid Price £30,000 plus Reservation Fee.

The property is perfect for an investor looking to start or grow a portfolio. The property briefly comprises a living room, dining room with an open plan layout into the rear kitchen fitted with matching wall, base, and drawer units with contrasting working surfaces.

Upstairs there are two bedrooms, one double and a generous sized single bedroom. The three-piece suite bathroom comprises a low-level WC, pedestal hand wash basin, and a walk-in shower with wet-room flooring.

Externally there is a private enclosed rear yard.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property