

Because life is

# Petty Real™

# For Sale



14 Evelyn Street  
Burnley BB10 1QA

£30,000



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## Key Features:

- Spacious stone built terrace
- In need of some TLC
- Living room
- Three piece bathroom
- Early viewing recommended
- Ideal for buy to let landlord
- Lounge
- Separate fitted kitchen
- Two good sized bedrooms
- No chain

Tenure:  
EPC Rating: F  
Council Tax Band:



# 2 BEDROOM House - Terraced



Total area: approx. 775.3 sq. feet

## Main Description:

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

Conveniently situated in the heart of a popular area of Burnley this two-bedroom terraced home is being welcomed to the property market. Requiring some cosmetic updating throughout, the property offers great potential for a property investor or first-time buyer looking for a property to put their personal stamp on and within easy access to major commuter routes, local amenities and schools.

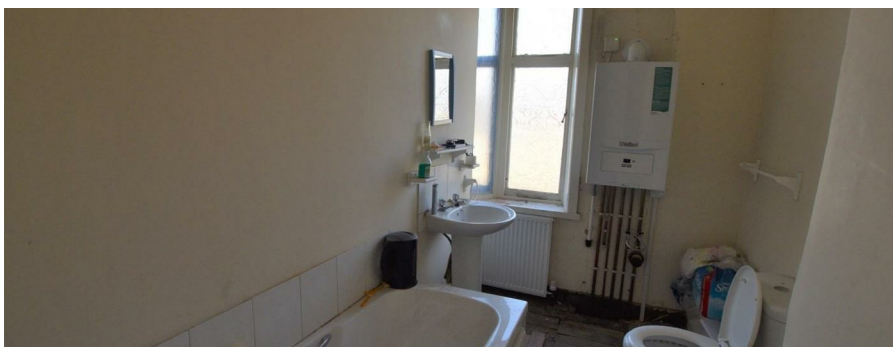
The property comprises briefly, to the ground floor; entrance vestibule, lounge with stairs leading to first floor, 2nd larger living room with under stairs storage cupboard. Separate fitted kitchen which houses an excellent range of fitted wall and based units with contrasting work surfaces, splash back integrated oven, hob and access to the rear yard.

To the first floor is a landing with two good sized double bedrooms and a three-piece bathroom suite

The property benefits from a brand new boiler and central heating system installed last month. Externally the front is a garden forecourt and to the rear is an enclosed rear yard.

No onward chain

Early viewing recommended!!!



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