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Petty
Real™

For
Sale



8 Athletic Street
Burnley BB10 4LP

£35,000



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



Key Features:

- Stone built mid terrace house
- In need of renovation
- Living room
- 2 Bedrooms
- Attic occasional room
- Popular Brunshaw area
- Lounge
- Separate kitchen
- 3-Piece bathroom suite
- Garden forecourt, rear yard

Tenure:
EPC Rating: F
Council Tax Band: A

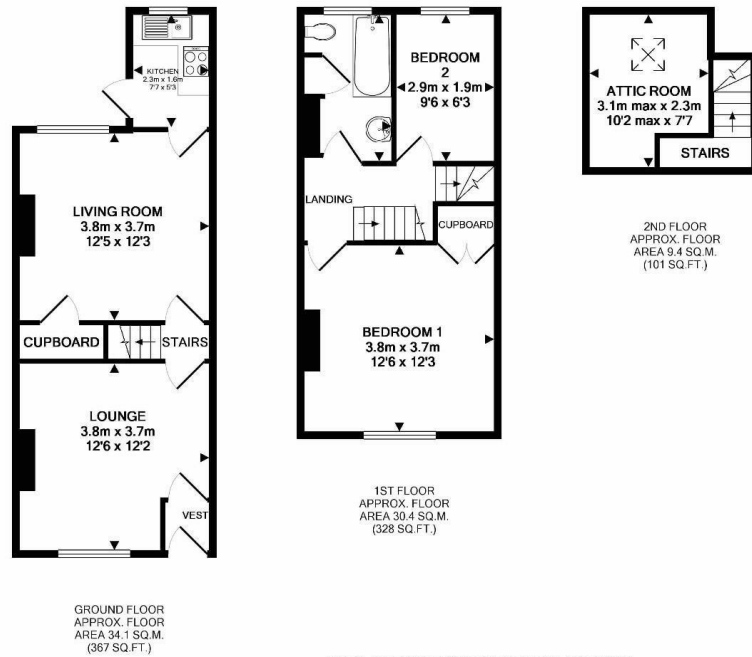


26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:



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2 BEDROOM House - Terraced



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Main Description:

For Sale by Modern Method of Auction; Starting Bid Price £35,000 plus Reservation Fee.

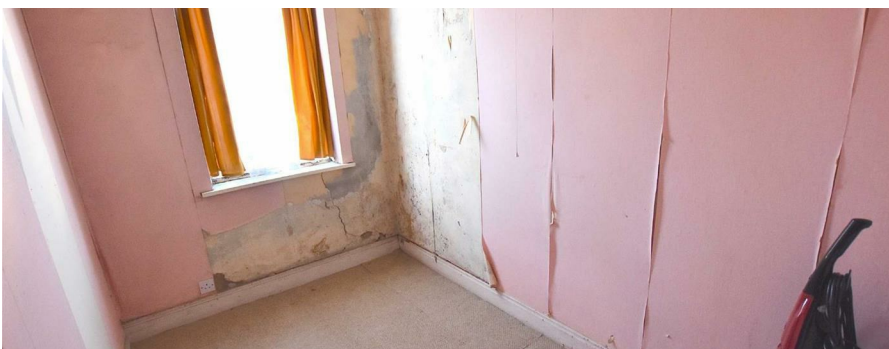
The property comprises a traditional garden forecourted stone built mid terrace property set in the popular Brunshaw area of Burnley. The property is in need of a comprehensive renovation programme providing purchasers with an exciting blank canvas.

The accommodation comprises briefly on the ground floor, two reception rooms and a separate kitchen. On the first floor there are two bedrooms and three piece bathroom suite. Externally there is a garden forecourt to the front and enclosed yard area to the rear.

This property is for sale by North West Property Auction powered by iam-sold Limited.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess



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