

Because life is

# Petty Real™

# For Sale



18 Mizpah Street  
Burnley BB10 4DD

£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:

- GRAND DESIGN!
- Two Bedroom
- Modernization Needed
- Enclosed Rear Yard
- Modern Method Of Auction
- Bay Window
- Ideal For Investors/Developers
- Two Reception Rooms
- Close To Towneley Park
- VIEWING IS A MUST!

Tenure: Leasehold

EPC Rating: D

Council Tax Band:

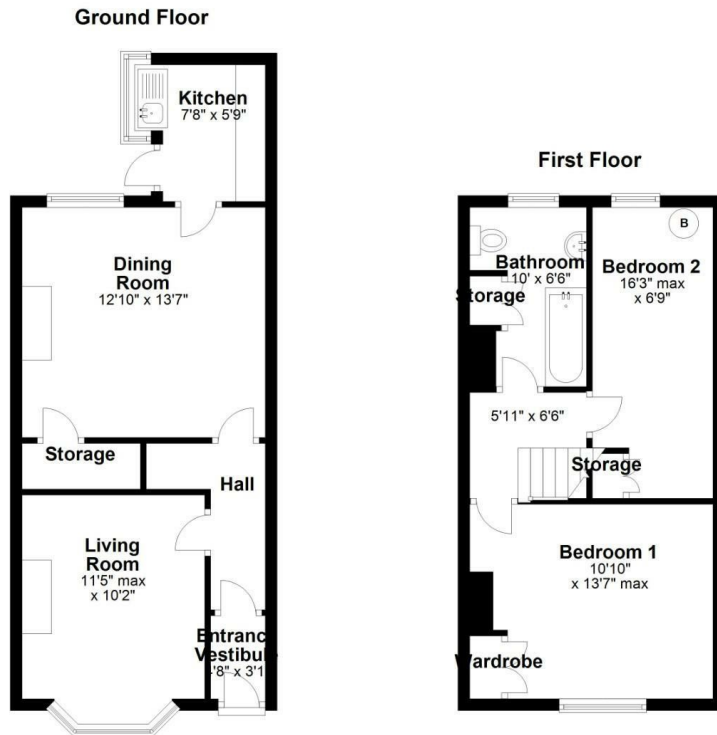


26 Manchester Road, Burnley, Lancashire, BB11 1HH  
T:



www.pettyreal.co.uk

# 2 BEDROOM House - Terraced



## Main Description:

GRAND DESIGN OPPORTUNITY! - online auction end date for Wednesday 10th March at 3pm.

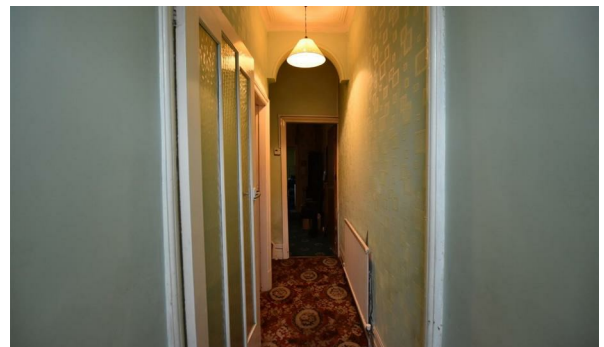
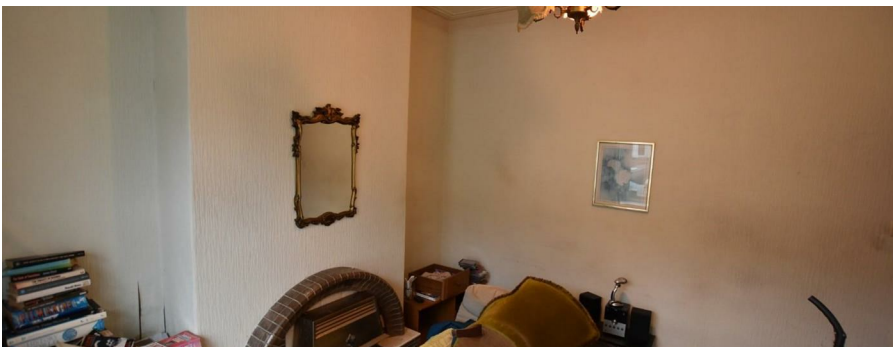
For Sale by Modern Method of Auction; Starting Bid Price £35,000 plus Reservation Fee.

Perfect for any developers, investors, or first-time buyers looking to add their own style and taste to create the ideal perfect home. Close to Towneley Park, Local Schools, and Burnley Town Centre, this makes it perfect for a rental property or a growing family.

This imposing, bay-fronted, garden forecourt two-bedroom property sets itself for a total refurb and makeover. Entering the property there is an entrance vestibule and hallway leading to the living room which is a generous size. The rear dining room has the potential to bring the kitchen into the room and create a warm, family dining area with an open plan aspect.

On the first floor, there is a generous-sized single bedroom where the combi boiler is located and a double bedroom to the front. The bathroom is a three-piece suite comprising a low-level WC, a pedestal hand wash basin, and a paneled bath. There is potential to move the bathroom central and to create either two single bedrooms or another double.

Externally there is a garden forecourt to the front and 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