

Because life is

# Petty Real™

# For Sale



1 Thursby Road  
Burnley BB10 3AU

£70,000



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



## Key Features:

- Fantastic Potential
- Two/Three Bedrooms
- Off-Road Parking
- Perfect For Investors/Developers
- End-Terrace
- Modern Method of Auction
- Three-Piece Bathroom
- Nearby Local Parks
- Bay Window
- Close To Burnley General Hospital

Tenure: Leasehold  
EPC Rating: F  
Council Tax Band: A



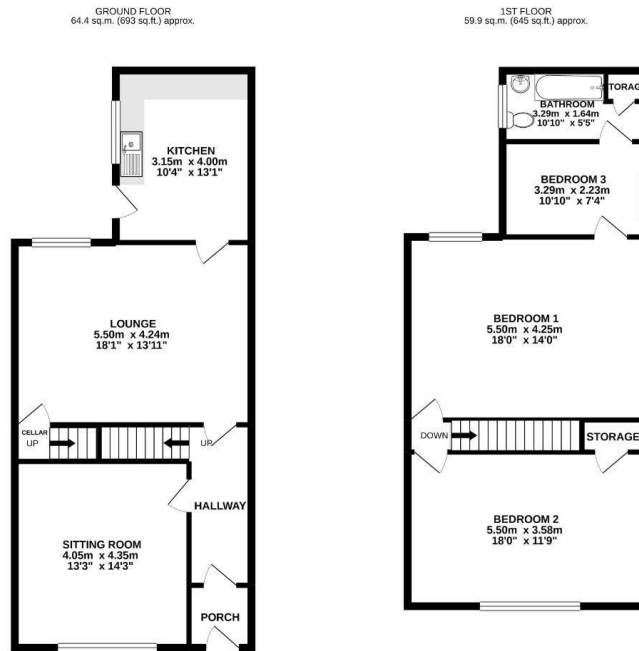
26 Manchester Road, Burnley, Lancashire, BB11 1HH  
T:



www.pettyreal.co.uk



# 3 BEDROOM House - End Terrace



TOTAL FLOOR AREA: 124.3 sq.m. (1338 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, rooms and site area have not been taken in accordance with the requirements of the Building Regulations. This plan is for information purposes only and should not be used as such by any prospective purchaser. The purchaser, agent and applicants should take and bear in mind their own enquiries as to their suitability or otherwise for their own purposes.  
Date: 15th August 2022.

## Main Description:

**\*\*For Sale by Modern Method of Auction; Starting Bid Price £70,000 plus Reservation Fee. End date 15th September\*\***

Attention all investor & developers. This stone-built end-terrace provides fantastic potentials for a huge, family home with original features throughout. Close to Burnley General Hospital, bus stops, local School & Parks. Perfect for anyone looking for a project to add their own stamp.

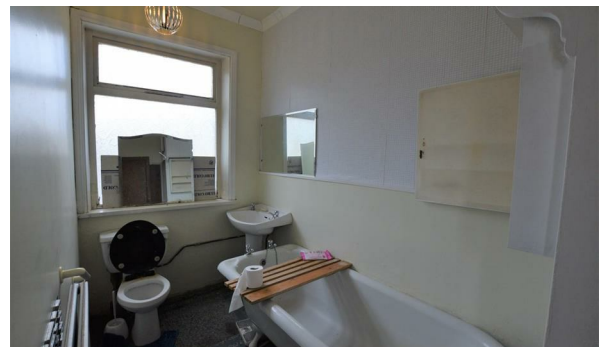
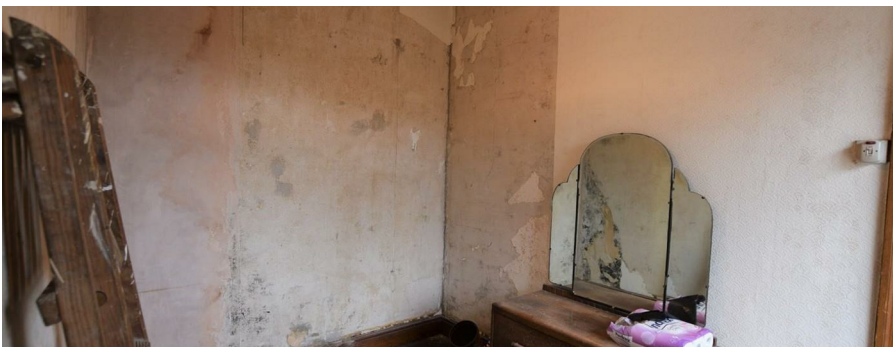
The property briefly comprises a living room, dining room, cellar and rear kitchen. On the first floor there are two bedrooms, an occasional room to the rear along with the family bathroom.

The property is competitively priced to allow the new buyers to bring this property back to its former glory. The kitchen could be brought into the rear dining room creating a large, open plan kitchen/diner ideal for the family. The cellar provides plenty of storage space/workshop.

There is a spacious living room with a bay window providing an abundance of light. Upstairs there are currently two bedrooms, but there is fantastic potential to create a third bedroom by moving the bathroom central and creating a larger landing or move the staircase and change the layout completely.

Currently the family bathroom is through the bedrooms and houses a three-piece suite comprising low-level WC, pedestal hand wash basin and a bathtub.

Externally there is a garden forecourt to the front and to the rear is a wooden split gate to allow off-road parking.



**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