

Because life is

PettyTM
Real

11 Cardinal Street
Burnley
BB10 1RU



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



For Sale

- Mid-Terrace
- Lounge
- Extended Kitchen
- Living Room
- Modern Method of Auction

Auction Guide £35,000

- Subject To Reservation Fee
- Close to Burnley Hospital
- Renovation
- Transport Links
- Double Bedroom



This brick built mid terrace is located just off Barden Lane and is an ideal purchase for someone looking for a project, whether that is to renovate and sell on/rent out or for a family home.

The property briefly comprises an entrance porch leading to the hallway. Off the hallway is the lounge with a connecting passageway to the spacious 2nd reception room. There is then an extended kitchen with counter space and wall units.

Heading up the stairs, there is a large master bedroom to the right hand side which benefits from fitted wardrobes. Directly opposite is the entrance to the second bedroom where there is also access to the bathroom which contains a three piece suite.

Externally to the rear of the property is an enclosed yard.



TOTAL FLOOR AREA: 69.0 sq.m. (742 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, walls, doors 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 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.

Made with Metaplan (2022)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

26 Manchester Road, Burnley, Lancashire, BB11 1HH
T.
Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk