

Because life is

PettyTM
Real

25 Lindsay Street
Burnley
BB11 2SF



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



For Sale

- Two Bedrooms
- Mid-Terrace
- Gas Central Heating
- Close To Burnley Town Centre
- Three piece bathroom

Auction Guide £45,000

- Utility Room
- Investors
- Tenants In-Situ
- Landlords
- Close To Thompson Park



FOR SALE BY THE MODERN METHOD OF AUCTION

Tenants In-Situ

A two bedroom mid-terrace house situated in a convenient location being within a comfortable walking distance of Burnley town centre and numerous local amenities including Thompson Park.

The property briefly comprises to the ground floor, a lounge with UPVC double glazed window and door and laminate flooring leading to a centrally positioned staircase which ascends to the first floor.

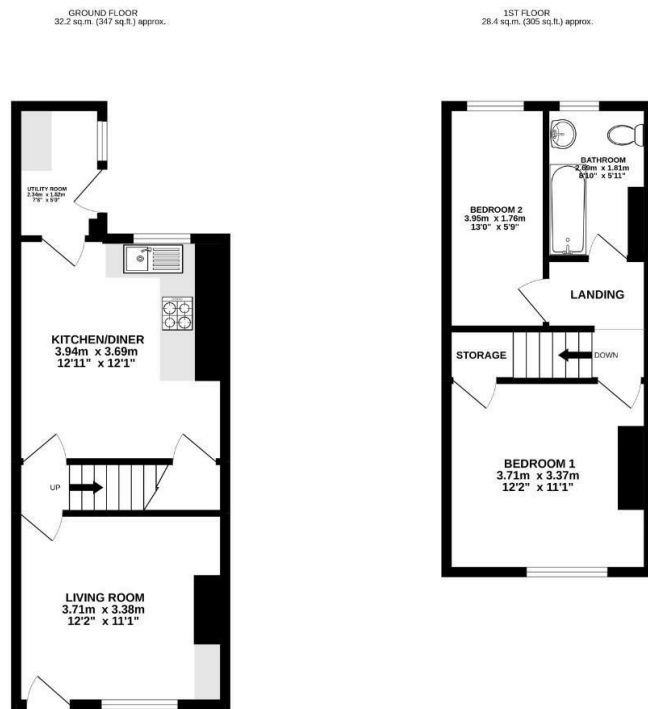
To the rear of the property is a kitchen diner reflecting todays modern day family requirements of open plan living. The kitchen benefits from matching wall, base and drawer units with complimentary work surface, stainless steel sink, electric oven, gas hob and convenient under stair storage.

To the rear there is a utility room with plumbing for a washing machine.

On the first floor there are two bedrooms, the main double bedroom is located to the front of the property and a single to the rear.

The bathroom houses a white three piece suite with low level WC, pedestal wash basin and panelled bath with overhead shower.

Externally there is an enclosed yard area to the rear.



TOTAL FLOOR AREA: 60.6 sq.m (652 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, areas 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Model only - Not to scale



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.

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