

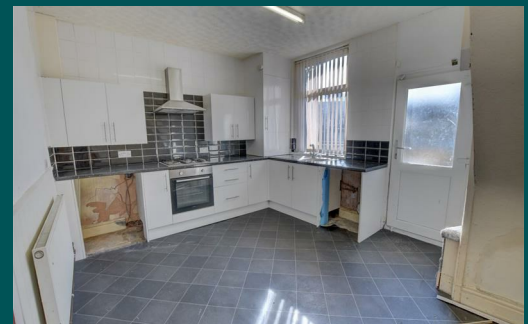
Because life is

Petty<sup>TM</sup>  
Real

288 Accrington Road  
Burnley  
BB11 5EU



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



## For Sale

- For Sale By The Modern Method Of Auction
- Two Bedroom
- Mid-Terrace
- Gas Central Heating
- UPVC Double Glazing

## Auction Guide £45,000

- Close To Local Amenities
- Good Transport Links
- First-Time Buyers
- Landlords & Investors
- Buy-To-Let



**\*FOR SALE BY THE MODERN METHOD OF AUCTION\***

A garden fronted, mid-terrace property on the outskirts of Burnley, in a popular residential area close to local amenities with good transport links via bus and car with the M65 a short drive away with access to Manchester, Blackburn and Preston. This property presents an ideal purchase for a first-time buyer looking to get on the property ladder or landlords & investors looking for a buy-to-let.

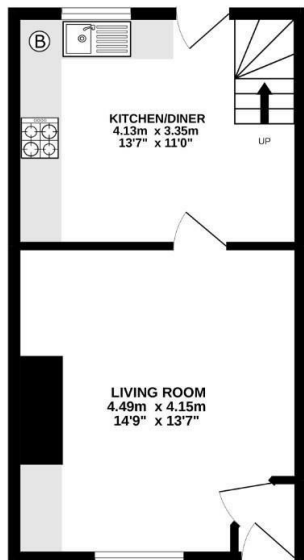
The property briefly comprises an entrance lobby leading into a large living room with a wood fireplace and dado rails. The kitchen/diner is situated at the rear of the property and boasts matching white gloss wall, base and drawer units with contrasting work surfaces, stainless steel sink, oven and gas hob with extractor fan.

To the first floor are two spacious double bedrooms and a bathroom housing a white three-piece suite comprising low-level WC, pedestal wash basin and panelled bath.

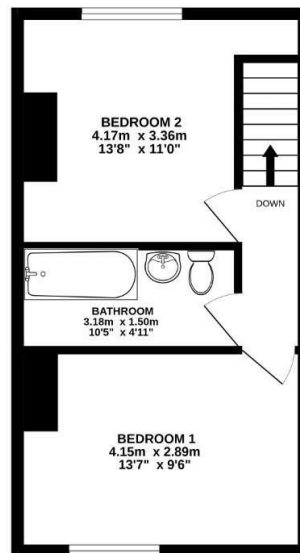
Externally there is a garden forecourt to the front of the property and an enclosed yard to the rear.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

GROUND FLOOR  
31.4 sq.m. (338 sq.ft.) approx.



1ST FLOOR  
30.8 sq.m. (331 sq.ft.) approx.



TOTAL FLOOR AREA - 62.2 sq.m. (669 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan 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 for 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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