

Because life is

Petty  
Real™

9 Heath Street  
Burnley  
BB10 3AY



- For Sale By Auction - T&Cs Apply
- Subject To An Undisclosed Reserve Price
- Reservation Fee Applicable
- The Modern Method Of Auction



## For Sale

- Modern Method of Auction
- Reservation Fee Applies
- Leasehold
- Fantastic Investment
- Kitchen/Diner

## Auction Guide £35,000

- Two Bedrooms
- Garden Forecourt
- Close to Burnley Town Centre
- Near To Burnley General Hospital
- Accompanied Viewings



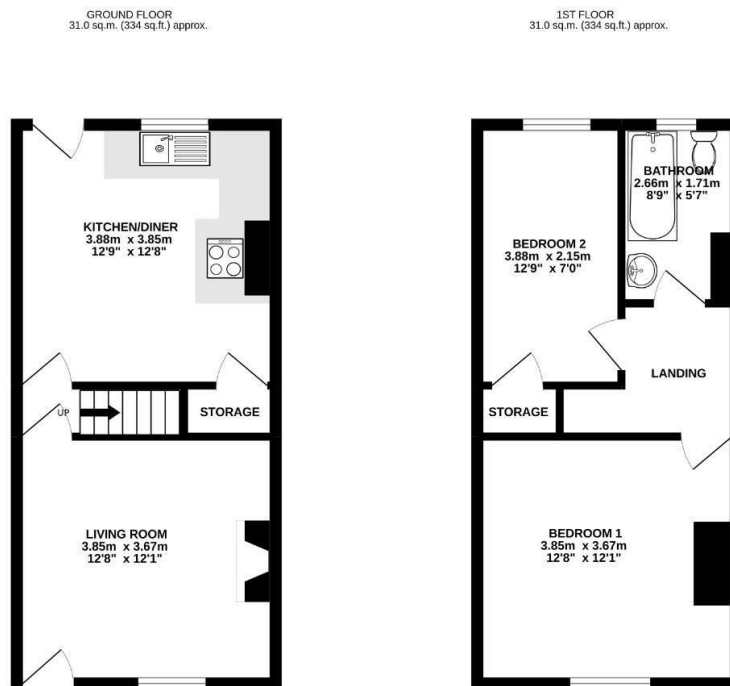
## INVESTMENT OPPORTUNITY!

Fantastic investment property ideal for renting out. Requires some modernization but has the potential to achieve £550 PCM.

The property briefly comprises a living room with a gas fire, and a kitchen/diner with matching wall, base, and drawer units. Two bedrooms, one double bedroom, and a generous-sized single bedroom.

The bathroom comprises a low-level WC, a pedestal hand wash basin, and a paneled bath.

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



TOTAL FLOOR AREA: 62.0 sq.m (667 sq.ft.) approx.  
Whilst every attempt 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 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.  
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