

Because life is

PettyTM
Real

38 Lindsay Street
Burnley
Lancashire
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

- Tenant In-Situ
- Ideal Investment Property
- Mid-Terrace
- Two Bedrooms
- Close To Local Amenities

Auction Guide £40,000

- Utility Room
- Popular Residential Area
- Tax Band - A
- EPC - D



****Attention Landlords & Investors - Tenant In-Situ****

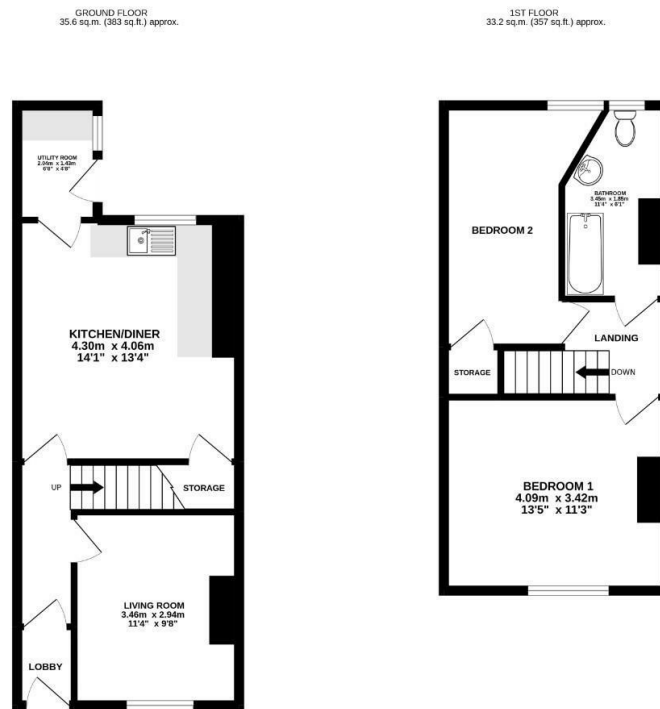
A two bedroom mid-terrace house situated in a convenient location being within a comfortable walking distance of Burnley town centre and numerous local amenities including Thompson Park.

The property briefly comprises to the ground floor an entrance hallway leading to a lounge situated to the front of property. A central staircase ascends to the first floor and beyond is a generous kitchen/diner housing matching wall, base and drawer units with co-ordinating work surfaces & splashback, stainless steel sink and a useful under stair storage cupboard. Adjoining is a utility room with plumbing for a washing machine and a door leading out to the rear yard.

To the first floor is a central landing leading to two well proportioned bedrooms situated to the front and rear of the property, the latter benefitting from an over stair storage cupboard.

The bathroom houses a three piece suite in white comprising a low level WC, pedestal wash basin and a panelled bath.

To the rear is an enclosed yard.



TOTAL FLOOR AREA : 68.7 sq.m. (740 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 purchase. 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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