

Because life is

PettyTM
Real

17 Scarlett Street
Burnley
BB11 4LQ



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



For Sale

- Leasehold
- Tax Band - A
- Two Bedrooms
- Modern Method of Auction
- Reservation Fee Applies

Auction Guide £40,000

- Wet Room
- Extended Kitchen
- Modernization Required
- Close To Transport Links
- Contact Office For Viewings



****Sold via Modern Method of Auction ****

Perfect for investors looking for an ideal rental property with potential to add value and achieve a fantastic yield. Close to motorway links, local schools, bus stops and a short walk to Burnley College/UCLAN.

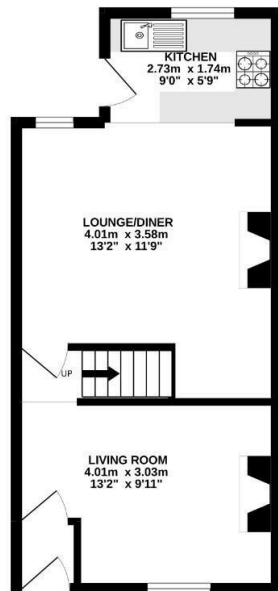
Entering the property into the vestibule, the property briefly comprises lounge with a gas fire, rear dining room with a gas fire and open-plan kitchen/diner fitted with matching wall, base and drawer units with a breakfast bar.

On the first floor there are two bedrooms, one double with fitted wardrobes and a generous sized single bedroom that houses the combination boiler.

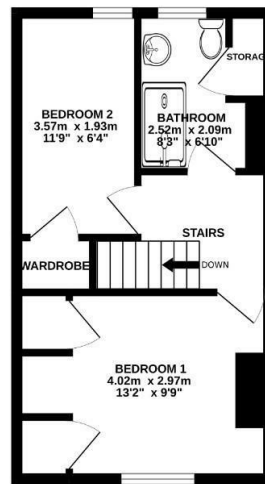
The wet room comprises low-level WC, pedestal hand wash basin and a walk in shower.

Externally there is a enclosed rear yard.

GROUND FLOOR
34.2 sq.m. (369 sq.ft.) approx.



2ND FLOOR
28.9 sq.m. (311 sq.ft.) approx.



TOTAL FLOOR AREA - 63.2 sq.m. (680 sq.ft.) approx.
While 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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