

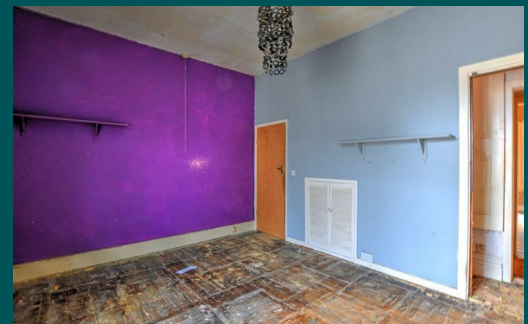
Because life is

Petty<sup>TM</sup>  
Real

22 Moore Street  
Burnley  
BB12 6NT



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



## For Sale

- Mid-Terrace
- Refurb Required
- Perfect For An Investor/Developer
- Attic Room
- Kitchen/Diner

## Auction Guide £40,000

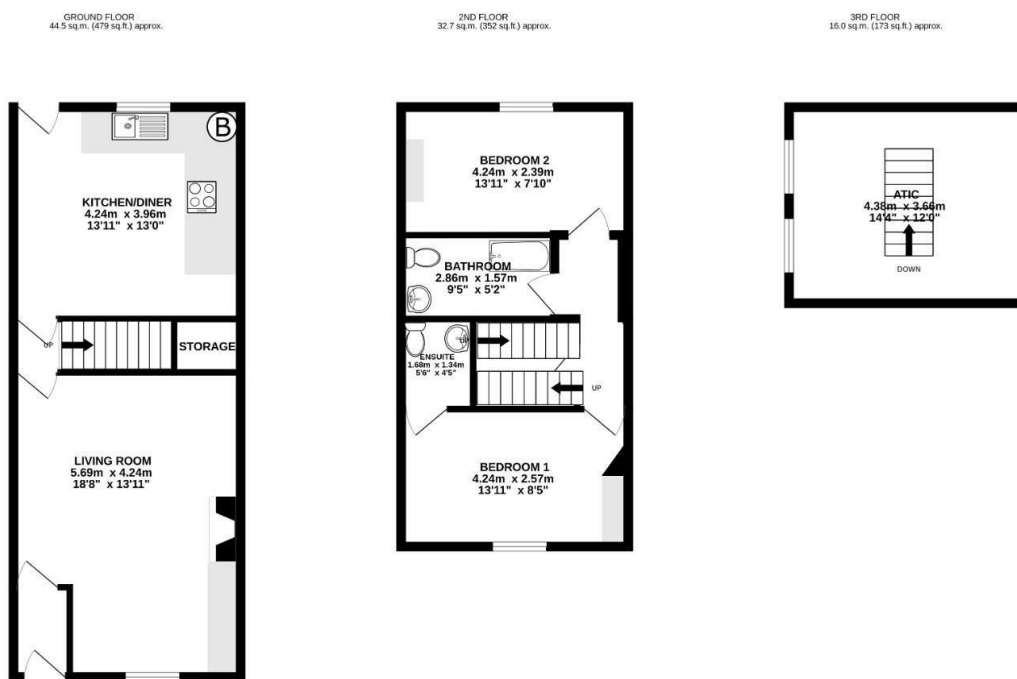
- Fantastic Potential
- Close To Local Schools
- Near To Bus Stops
- Short Walk To Gawthorpe Hall
- Contact The Office For Viewings



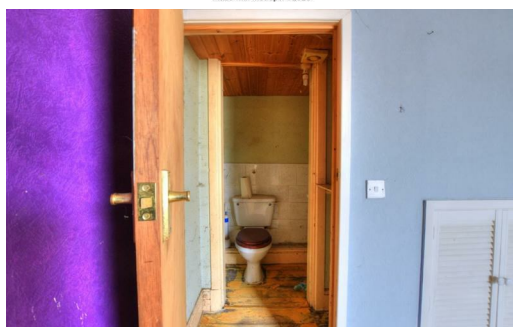
For the attention of developers, and investors. This lovely property is a two-bedroom mid-terrace with an exceptionally large attic space which could be converted into a third bedroom. 22 Moore St is close to schools, supermarkets, local bars and restaurants.

As you walk into the front door you are welcomed with a spacious living room with a cosy fireplace decorated with brickwork. Through to the next room, you are greeted with a large kitchen/dining space. As you go upstairs the main large bedroom is accompanied by an ensuite toilet. Also upstairs includes a large family bathroom with bath/shower features. The Second bedroom is decently sized, perfect for a baby room or a young child.

The rear of the property features a spacious yard with room for a kitchen extension.



TOTAL FLOOR AREA: 93.3 sq.m. (1004 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 not 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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