

Because life is

# Petty Real™

# For Sale



3 Mellor Close  
Burnley BB11 4QX

£90,000



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



## Key Features:

- Two Bedroom Semi Bungalow
- Tree Lined Position
- Gardens To Front & Rear
- Modernisation Works Required
- 360 Virtual Tour
- Quiet & Popular Residential Area
- Re-roofed
- Driveway & Single Garage
- Exciting Blank Canvas
- Ideal for Downsizees

Tenure: Leasehold

EPC Rating: D

Council Tax Band:



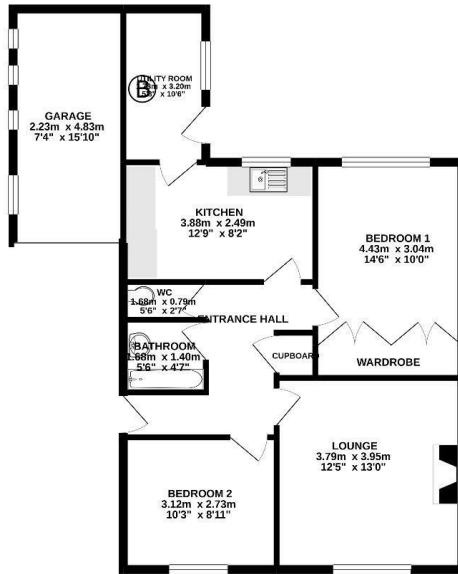
26 Manchester Road, Burnley, Lancashire, BB11 1HH  
T:



www.pettyreal.co.uk

# 2 BEDROOM Bungalow - Semi Detached

GROUND FLOOR  
73.8 sq.m. (795 sq.ft.) approx.



TOTAL FLOOR AREA: 73.8 sq.m. (795 sq.ft.) approx.  
Weed every other has been made to ensure the accuracy of the floor plan. Measurements of areas, volumes, etc. are not to be used for legal purposes. They are for guidance only. Prospective purchasers should not rely on them. They are not to be used as a basis for any decision to buy or lease. The accuracy of the floor plan is not guaranteed and is subject to the availability of the floor plan.

## Main Description:

For Sale by Modern Method of Auction; Starting Bid Price £90,000 plus Reservation Fee.

The property comprises a two bedrooled semi-detached true bungalow occupying a quiet tree lined position. The property has been re-roofed in recent years together with the installation of a new kitchen approximately 5 years ago, however modernisation works are now required providing purchasers with an exciting blank canvas.

The side entrance door opens to the hall with a useful cloaks cupboard. The lounge is positioned to the front with an attractive aspect over the front garden and the tree lined close. The kitchen was installed approximately 5 years ago and is positioned to the rear overlooking the garden with space for dining. The utility room houses the boiler and is plumbed for an automatic washing machine.

The main bedroom is a comfortable double complete with fitted wardrobes and overlooks the rear garden. The second single bedroom overlooks the front garden.

The bathroom presently houses a 2 piece suite consisting of a pedestal hand wash basin and cast iron bath. The separate wc houses a low level w.c.

Externally the front garden is gravelled for low maintenance with a red brick boundary wall and a tarmacadam driveway leads to a single garage with a manually operated up and over door.

The rear garden is both gravelled and lawned with secure boundary fencing.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property