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Petty
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33 Evelyn Street
Burnley
BB10 1QA



Petty Real's...

naugural Virtual Auction Day

Wednesday 8th December from 12:30pm

Register your interest now.

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



For Sale

- End-Terrace
- BB10 Area
- Potential For Three Bedrooms
- Two Reception Rooms
- Fantastic Potential

Auction Guide £35,000

- Modern Method Of Auction
- Buyers fees apply
- Subject to Reserve Price
- Perfect Investment Property
- Modernization Required



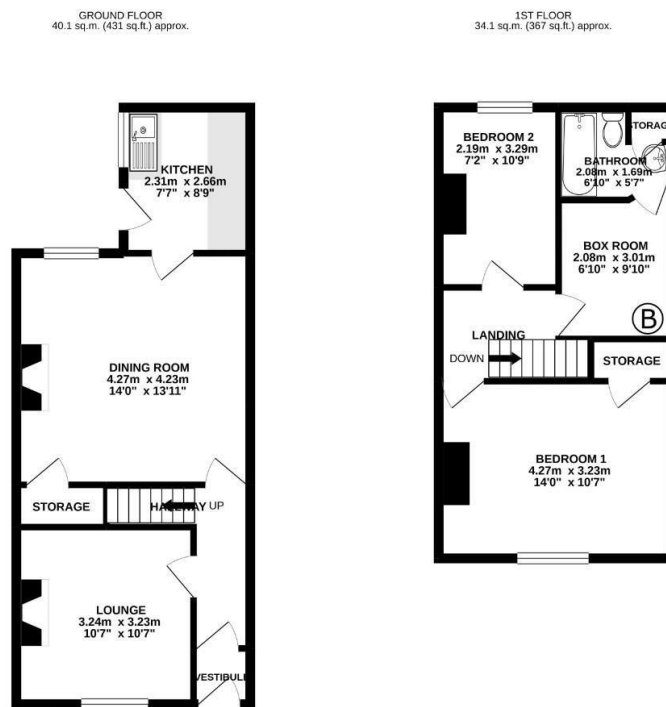
End-Terrace is located in the BB10 area close to Burnley General Hospital with fantastic potential to convert to a three-bed property. Perfect for investors looking to get a foothold on the property ladder and add their stamp.

Entering the property into the hallway, this leads to the front living room with a gas fire, rear dining room also fitted with a gas fire and a kitchen extension fitted with matching wall, base, and drawer units with contrasting working surfaces.

On the first floor, there are two bedrooms and an occasional room which houses the boiler and provides access to the three-piece bathroom suite comprising a low-level WC, pedestal hand wash basin, and paneled bath with an overhead electric shower.

The property has fantastic potential to convert into a three-bedroom property. This would create the ideal family home for any homeowner or a great rental property. The rental income a month as a three-bedroom would provide a £475 PCM return.

Externally there is a rear yard and an outside WC.



TOTAL FLOOR AREA - 74.2 sq.m. (798 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other facts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance purposes only and should be used as such for any prospective purchaser. The architect, surveyor and appraiser above have not been named and no guarantee, as to their capability or accuracy can be given.
None with knowledge (2022).



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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