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Petty<sup>TM</sup>  
Real

5 Brush Street  
Burnley  
BB11 5EL



- 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
- Two Bedrooms
- First Time Buyers
- Landlords & Investors
- Modern Method Of Auction

## Auction Guide £45,000

- UPVC Double Glazing
- Close To Local Amenities
- Good Transport Links
- Spacious Living Accommodation
- LEASEHOLD



\*For Sale By the Modern Method of Auction - Starting Price £50,000 plus reservation fee\*

A two bedroom, mid terrace property located in ideal location close to local amenities Hargher Clough Park and a short drive to the M65 with links to Manchester, Blackburn and Preston, this property presents an ideal purchase for first time buyers or landlords & investors looking for a buy to let.

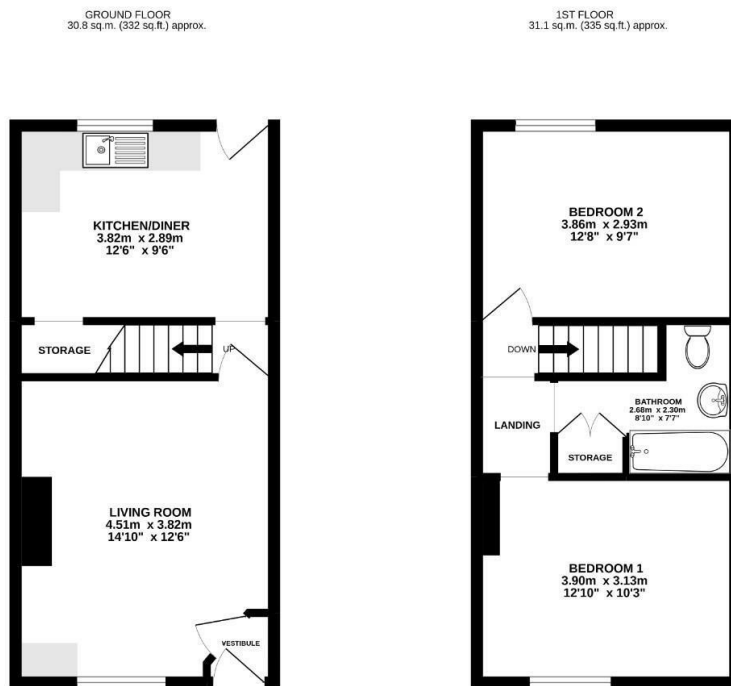
The property briefly comprises to the ground floor, an entrance vestibule leading into a generous living room boasting a wooden fireplace and mantle with gas fire. To the rear is a kitchen/diner housing matching wall, base and drawer units with complimentary work surfaces, stainless steel sink and stable door leading to the back yard.

To the first floor are two spacious double bedrooms and bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin and panelled bath with overhead shower, and useful storage cupboard.

The property benefits from the modern day comforts of UPVC Double Glazing.

Externally there is an enclosed yard to the rear.

The lease is 999 years starting from 1883. There are 860 years remaining. The ground rent is £5.88 per annum. The property is council tax band A.



TOTAL FLOOR AREA: 62.0 sq.m. (667 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metreplan (2022)



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