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Petty
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38 Brent Street
Burnley
BB10 2QE



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



For Sale

- Quasi Property
- Two Bedrooms
- Conservatory
- Large Garden
- Ground Floor WC

Auction Guide £60,000

- Modern Method Of Auction
- Gas Central Heating
- UPVC Central Heating
- Popular Residential Area
- FREEHOLD



For Sale by the Modern Method of Auction - Starting Bid Price £60,000 plus reservation fee.

Attention all investors - being sold via the Modern Method of Auction, a two-bedroom quasi property on the outskirts of Burnley. Close to Burnley General Hospital, local amenities and a short drive to Burnley Town Centre. This property presents an ideal investment for an investor or first-time buyers looking for a project.

The property briefly comprises an entrance hallway with stairs leading to the first floor and a small shower room. Adjoining the hallway is a generous living room that has been knocked through to where the original bathroom would have been, benefitting from a gas fire and double doors leading into the conservatory at the back of the property overlooking the garden.

The kitchen houses matching wall, base and drawer units with contrasting work surfaces, a double bowl stainless steel sink, oven and gas hob with a useful under stair storage area. Adjoining the kitchen is a small lobby with access to a ginnel at the side of the house and a downstairs WC.

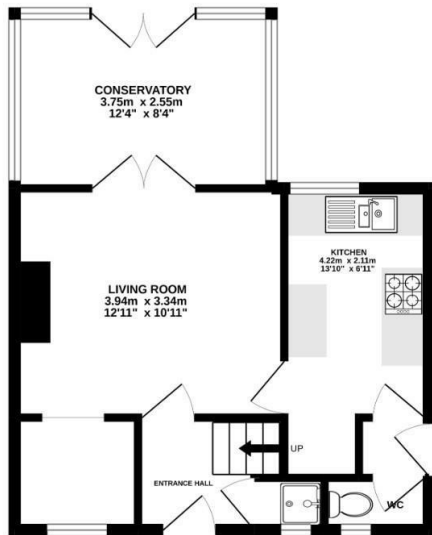
On the first floor there are two spacious double bedrooms, both boasting original fireplaces and a family bathroom housing a three-piece suite comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

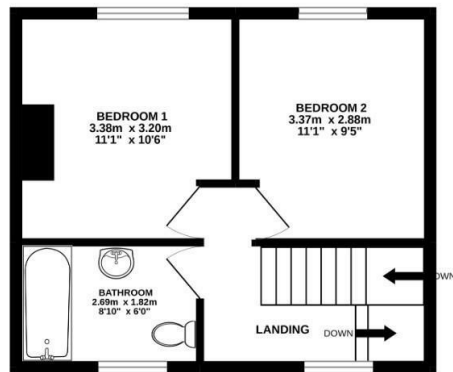
Externally, to the front of the property is an enclosed garden laid to lawn and to the rear is a large garden with a decking area and lawn.

The property is freehold and council tax band A.

GROUND FLOOR
39.2 sq.m. (422 sq.ft.) approx.



1ST FLOOR
30.7 sq.m. (331 sq.ft.) approx.



TOTAL FLOOR AREA : 69.9 sq.m. (752 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 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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