

Because life is

PettyTM
Real

177 Barden Lane
Burnley
BB10 1HY



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



For Sale

- For Sale by the Modern Method of Auction
- Bay Fronted
- Mid-Terrace
- Three Bedrooms
- Two Reception Rooms

Auction Guide £80,000

- First-Time Buyers
- Investors
- UPVC Double Glazing
- Large Kitchen
- Open-Plan



For Sale by the Modern Method of Auction

A garden fronted, mid-terrace property on the outskirts of Burnley, close to accredited schools, Reedley Marina, Burnley General Hospital, with transport links to Barrowford and Padiham, this would be an ideal purchase for first-time buyers or investors.

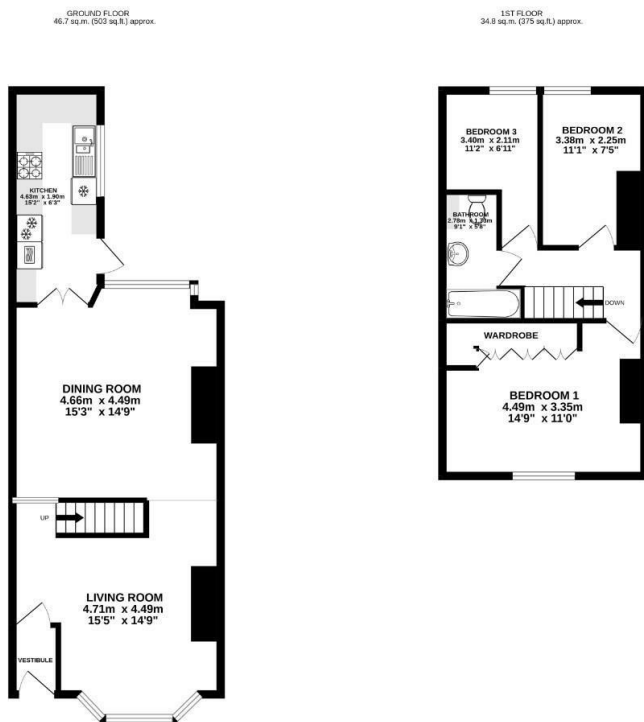
The property briefly comprises an entrance vestibule leading into the first reception room, with large bay window, gas fire and stairs with access to the first floor.

An archway leads into the second reception room, allowing open plan living, which boasts bay window looking to the rear yard, feature alcove built within the chimney breast and double doors into the kitchen which houses matching wall, base and drawer units with double bowl stainless steel sink, gas hob, integrated oven and fridge/freezer.

On the first floor, the master bedroom sits at the front of the property and benefits from a large built-in wardrobe. There is another double bedroom, a large single and bathroom with white three-piece suite comprising low level WC, pedestal wash basin and panelled bath with overhead shower.

The property benefits from the modern day comforts of UPVC double glazing.

Externally there is a small courtyard to the front and an enclosed yard to the rear.



This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

TOTAL FLOOR AREA: 81.5 sq.m (878 sq.ft) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, rooms and any other areas are approximate and no responsibility is taken for any error or omission of this document. This plan is for illustrative purposes only and should be used in conjunction with the property purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency over time.
Made with Metronix 22102



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.

26 Manchester Road, Burnley, Lancashire, BB11 1HH
T.
Burnley.sales@pettyreal.co.uk
burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk