

Because life is

Petty
Real™

7 Stansfield Street
Burnley
BB11 5DU



- For Sale By Auction - T&Cs Apply
- Subject To An Undisclosed Reserve Price
- Reservation Fee Applicable
- The Modern Method Of Auction



For Sale

£45,000

- Bungalow
- Quiet Cul-De-Sac Location
- Close To Local Amenities
- Short Drive To M65
- Renovation Project

- Investors
- Potential To Extend
- Large Garden
- Tax Band - A



****For Sale by Traditional Auction; Starting Bid Price £50,000 plus Reservation Fee.****

The property is set within a new development and boasts huge potential to create and develop the perfect property for a first time buyer or investment opportunity.

A rare opportunity to acquire a truly unique property located in a quiet cul-de-sac on the outskirts of Burnley. Close to local amenities, Rose Grove Train Station and a short drive to the M65 with links to Manchester, Preston and Blackburn.

Arranged over one floor, this property would make an ideal investment for someone looking for a project with works already begun. The property has been taken back to the skeleton, providing an empty canvas for someone to put their own stamp on.

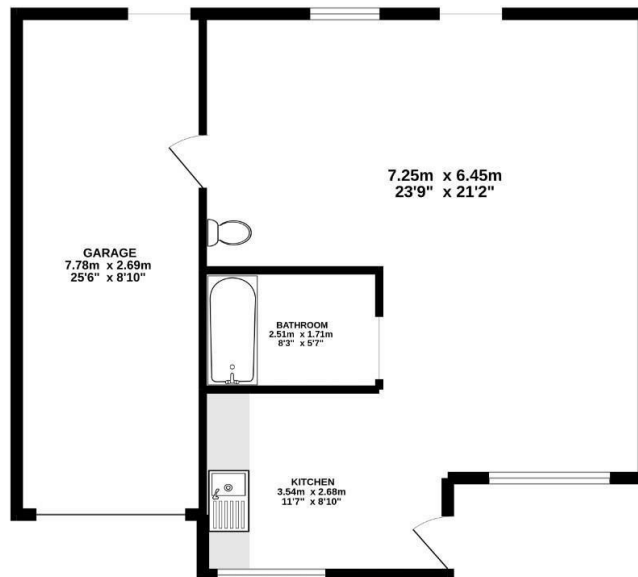
Subject to planning permission, an extension to the rear could be an option which would still leave a substantial garden.

There's also potential to convert the lengthy garage into a liveable space or perhaps build upwards to create a two storey house.

The possibilities are endless with huge potential, and this house is waiting for someone to make it a home again.

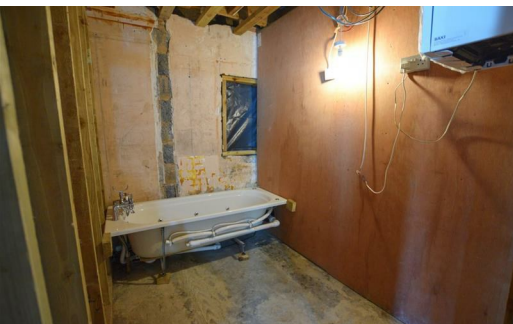
Not to be missed, viewings are highly recommended!

GROUND FLOOR
67.3 sq.m. (724 sq.ft.) approx.



TOTAL FLOOR AREA: 67.3 sq.m. (724 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the statistics contained herein, measurements of floor, ceiling, areas 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 on such by any prospective purchaser. The services, materials and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Hatch, 1st Floor, 02022



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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