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234 Gannow Lane
Burnley
BB12 6JJ



- 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
- Mid-Terrace
- Four Bedrooms
- Converted Dormer Attic
- Deceptively Spacious

Auction Guide £50,000

- Garage
- Reception Room/Kitchen
- Popular Residential Area
- Tax Band - A



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****For Sale By The Modern Method Of Auction - Starting Price Of £50,000 plus Reservation Fee****

A deceptively spacious, four bedroom, mid terrace property on the outskirts of Burnley, close to local amenities, good schools and a short drive to the M65 with links to Manchester, Preston and Blackburn.

The accommodation is arranged over three floors and briefly comprises on the ground floor: an entrance vestibule as you enter through the UPVC front door which in turn leads to a generous lounge benefitting from a large window letting in an abundance of natural light and a wall mounted gas fire providing a focal point within the room. An inner hallway provides stairs leading to the first floor and entrance into the second reception room/kitchen to the rear of the property.

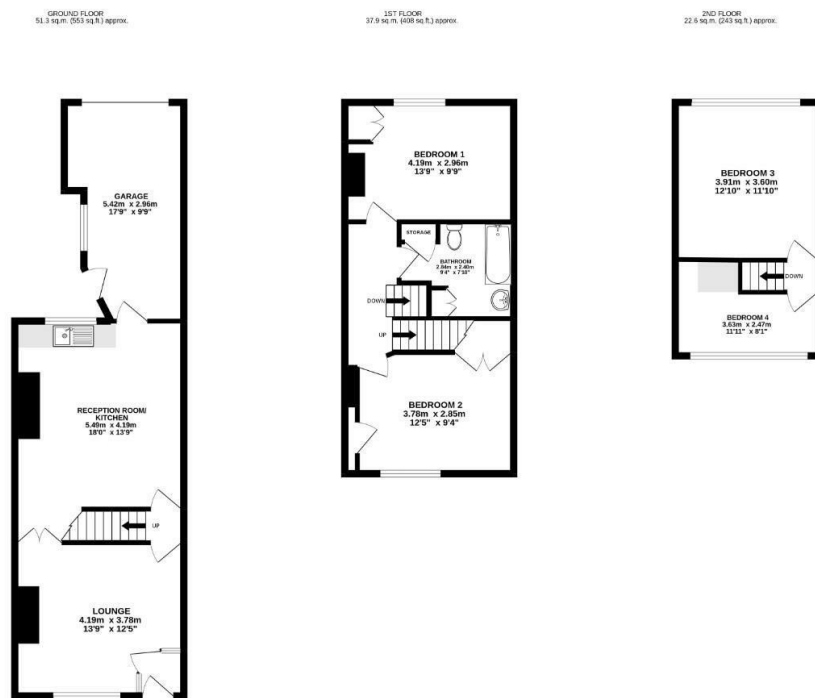
The kitchen houses matching wall, base and drawer units with co-ordinating work surfaces and stainless steel sink. A doorway from the kitchen leads to a large garage attached to the property which can also be accessed by a garage door via the back street.

To the first floor is a central landing leading to two well proportioned double bedrooms to the front and rear of the property, both benefitting from fitted storage cupboards and a large bathroom housing a three-piece suite in white comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

To the second floor is a dormer attic converted into a single and large double bedroom which benefits from storage space within the eaves.

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

Externally there is an enclosed yard to the rear.



TOTAL FLOOR AREA: 111.9 sq.m. (1204 sq.ft.) approx.
While 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 the guarantee as to their capability of efficiency can be given.
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