

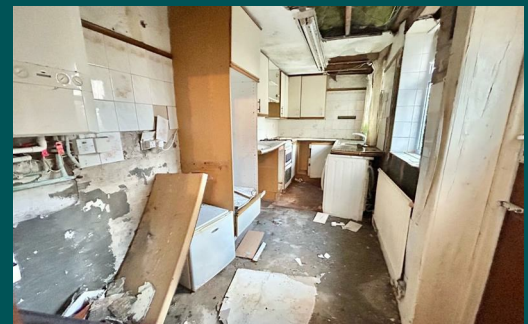
Because life is

Petty<sup>TM</sup>  
Real

24 Bromsgrove Road  
Burnley  
BB10 3BG



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



## For Sale

- Auction Opportunity
- Two Bedroom End Terrace
- In Need Of Refurbishment
- Open To The Front
- Within Walking Distance Of Local Facilities

## Auction Guide £35,000

- Garden Forecourt
- Two Reception Rooms
- Extended Kitchen
- Leasehold

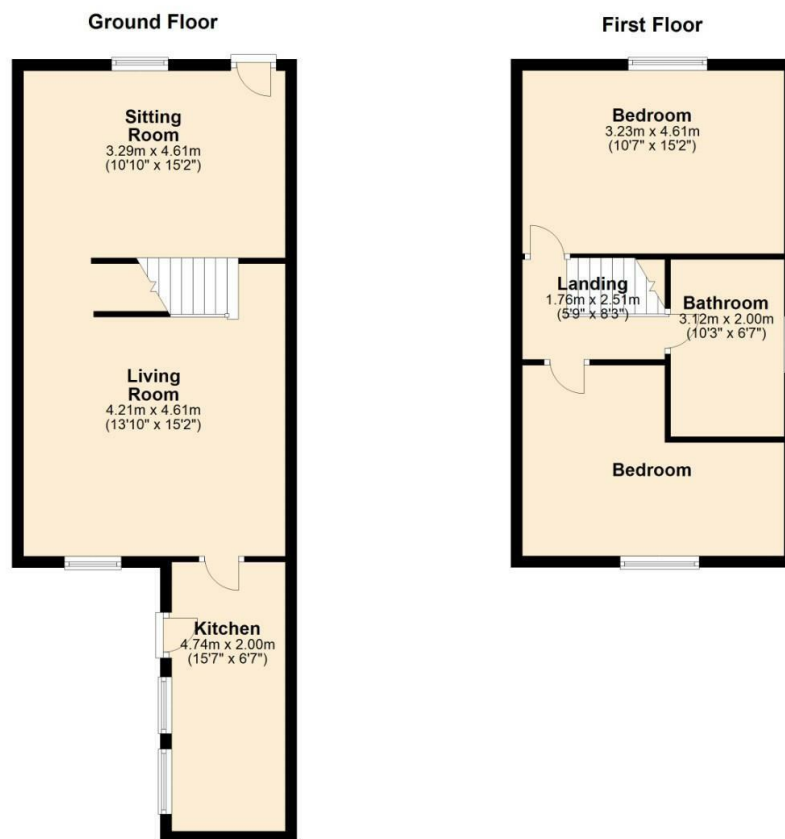


Refurbishment opportunity that will suit an Investor, Landlord, or Property Speculator looking to create or expand a property portfolio. Set in a quiet backwater with open views to the front yet within walking distance of local facilities and amenities and offering 2 bedroom living accommodation with 2 reception rooms and an extended kitchen. The property does need a refurbishment program but offers great potential. The property is set on an unmade road overlooking the park to the front adjacent to Browhead court. For Sale by Modern Method of Auction; Starting Bid Price £35,000 plus Reservation Fee.

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 £6,600.00 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.



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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