

Because life is

PettyTM
Real

106 Higher Reedley Road
Brierfield
BB9 5EJ



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



For Sale

- Attractive end terrace house
- Good sized garden to rear
- Views towards Pendle Hill
- Excellent for the FTB
- 2 Bedrooms

Auction Guide £80,000

- Excellent sized lounge
- Modern fitted kitchen
- Modern bathroom in white
- Useful box room
- No chain



BEING SOLD BY MODERN METHOD OF AUCTION Located close to the Brierfield/Burnley border this attractive garden fronted mid terrace dwelling boasts views towards Pendle Hill and presents an ideal purchase for first time buyers to gain a foothold on the property ladder.

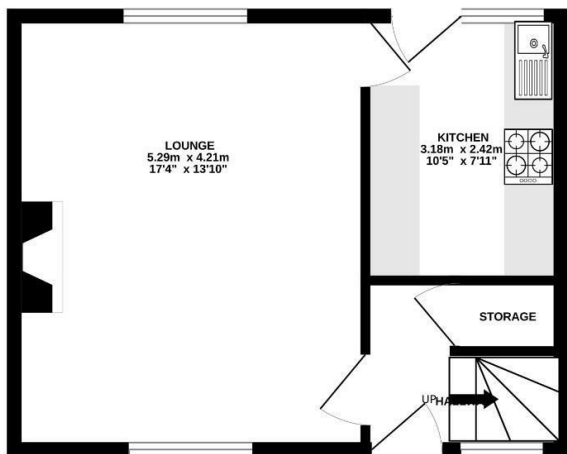
The property offers modern living accommodation arranged over two floors and comprises on the ground floor, entrance hallway with stairs providing access to the first floor, excellent sized lounge, and a fully fitted modern separate kitchen housing a range of wall and base units with complementary work surfaces and splash backs, integrated oven and hob, plumbing for automatic washing machine, UPVC door providing access to the rear yard.

To the first floor is a landing, excellent sized double bedroom, good sized second bedroom and a three piece modern bathroom suite in white comprising bath with mixer shower over, low level wc, pedestal hand wash basin and fitted storage cupboard. Additionally on the first floor is a useful box room with double glazed window which could be used as a storage facility or as a study area.

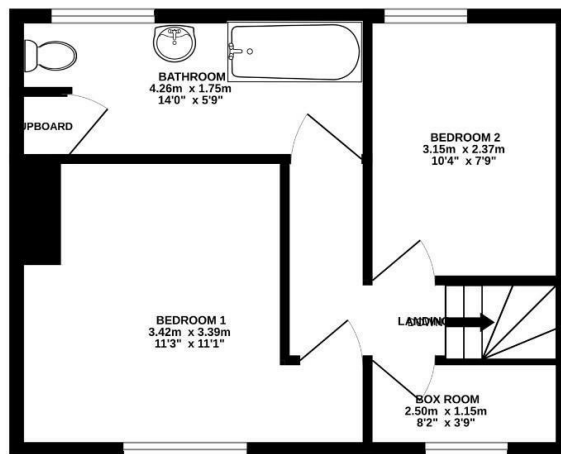
Externally, to the rear of the property is a good sized yard with outbuildings. Beyond the yard is a good sized garden with lawn and raised decked area.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal viewing appointment is recommended.

GROUND FLOOR
34.4 sq.m. (370 sq.ft.) approx.



1ST FLOOR
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 68.8 sq.m. (741 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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