



3 Lyndhurst Road, Burnley, BB10 4EG

By auction £120,000



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This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat to a minimum of £5,500 + vat (£1,100.00) = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction. Exciting Investment Opportunity: 4-Bedroom Apartment & Commercial Shop – Lyndhurst Road, Burnley

Presenting a unique opportunity to own a mixed-use property on Lyndhurst Road in Burnley, offering both a spacious 4-bedroom apartment and a commercial shop. The property is perfect for investors looking to maximize returns, with multiple income streams available.

## Description



## Situation



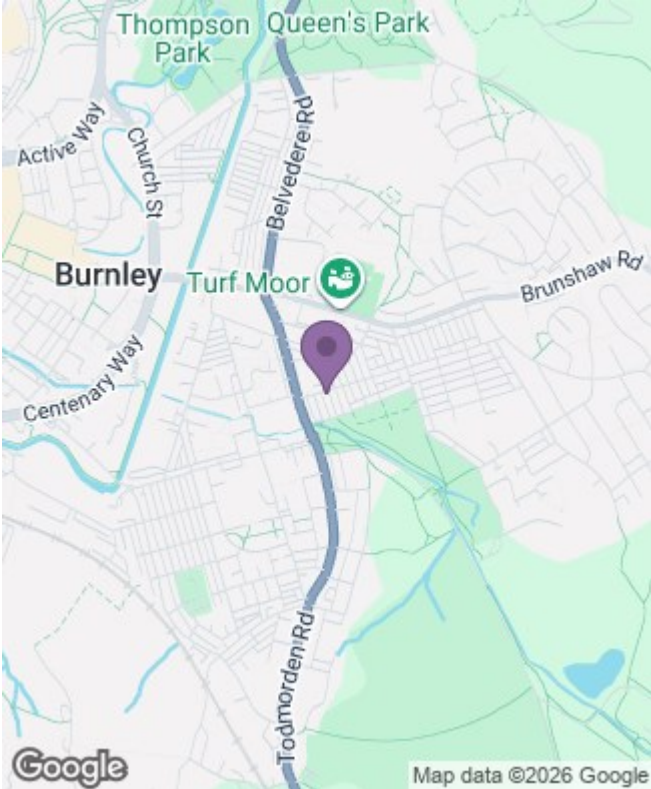
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Council Tax Band: A

Available:

# Floor Plans

# Area Map



# Energy Performance Graph

