

Because life is

PettyTM
Real

4 Godley Street
Burnley
BB11 2SB

SOLD

USING THE MODERN
METHOD OF **AUCTION**



Get your free valuation today

PettyTM



For Sale

- For Sale By The Modern Method Of Auction.
- Subject To An Undisclosed Reserve Price.
- Reservation Fee Payable By The Winning Bidder.
- Two Bedroom Mid Terrace Property.
- Large Reception Room.

Auction Guide £50,000

- Spacious Kitchen Dining Area.
- Separate Utility.
- Three Piece Bathroom.
- Located A Short Walk From Burnley Town Centre.
- Leasehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present to the market this two-bedroom mid-terrace property on Godley Street, Burnley – offered for sale via the Modern Method of Auction with a starting bid of £50,000 (subject to reserve price).

Conveniently located just a short walk from Burnley Town Centre, this property presents a fantastic opportunity for first-time buyers, investors, or anyone looking for a project with excellent potential.

Upon entering the property, you are welcomed into a spacious front reception room – ideal as the main living area, featuring a large window that lets in plenty of natural light.

To the rear is a generously sized kitchen/diner. The front portion of the room is well-suited as a dining space, while the kitchen sits to the rear with units along the right and back wall, and a sink positioned beneath a window overlooking the rear yard.

useful utility room is located just off the kitchen – perfect for additional storage, a washing machine, or pantry-style space.

Upstairs, the property offers two bedrooms. The master bedroom, positioned at the front, is a sizeable room with ample space for various freestanding furniture options. Across the landing is the second bedroom, ideal as a children's room, guest room, or home office.

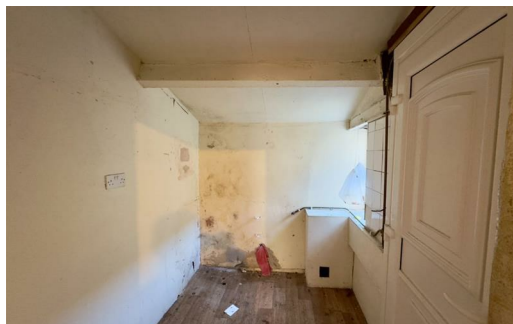
The first floor also houses the bathroom, fitted with a three-piece suite including a bath with overhead shower, WC, and washbasin.

Auction Terms: This property is for sale by the Modern Method of Auction. Bids must be submitted via the auctioneer, I Am Sold. Only the winning bidder will pay the reservation fee. Please refer to the auctioneer's terms and cost breakdowns for full details.

Viewings are conducted by Petty Real – contact us today to book your appointment and avoid missing out on this fantastic opportunity!



Godley Street, Burnley



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH
T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk