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For
Sale



11 Florence Street
Burnley BB11 5EQ

£45,000



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



Key Features:

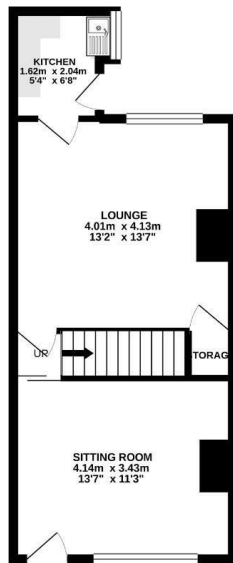
- Mid-Terrace
- Two Reception Rooms
- Three-Piece Bathroom Suite
- Stone-Built
- Perfect Investment
- Three Bedrooms
- Kitchen Extension
- Gas Fire
- Close To Bus Stops
- Modern Method of Auction

Tenure: Leasehold
EPC Rating: D
Council Tax Band: A



3 BEDROOM House - Terraced

GROUND FLOOR
37.0 sq.m. (399 sq.ft.) approx.



1ST FLOOR
33.5 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA: 70.6 sq.m. (760 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plans, the actual measurements of the property may vary slightly from those shown on the plans. The floor plans are for guidance only and should not be relied upon for any purpose. The actual measurements of the property may vary slightly from those shown on the plans. The floor plans are for guidance only and should not be relied upon for any purpose.

Main Description:

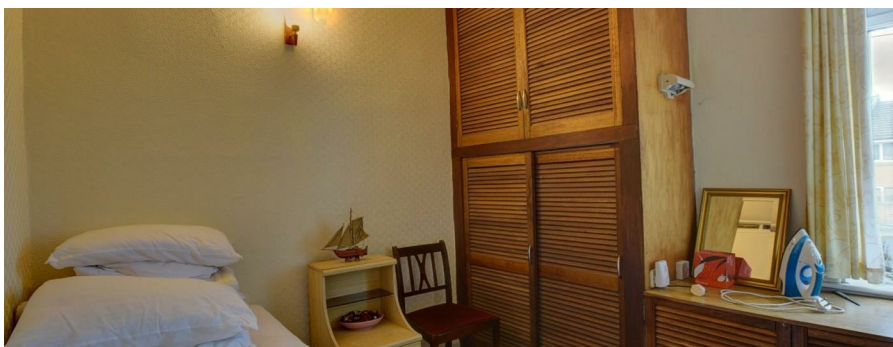
For Sale by Modern Method of Auction; Starting Bid Price £45,000 plus Reservation Fee.

Lovely, stone-built mid-terrace located just off of Accrington Road close to bus stops, local schools and parks. This three-bed terrace is perfect for any investors looking to add there own stamp or a first time buyer looking to get a foothold on the property ladder.

The property briefly comprises living room with a gas fire, dining room also fitted with a gas fire and useful under stairs storage. The kitchen extension is fitted with matching wall, base and draw units with a free standing oven.

On the first floor there are two generous sized single bedrooms and a double bedroom, one of the single bedrooms is in a central elevated position providing storage underneath. The family bathroom comprises low-level WC, cabinet hand wash basin and a quadrant shower.

Externally there is a private enclosed rear yard with an outbuilding.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property