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Real

3 Harrogate Crescent
Burnley
BB10 2NX

SOLD

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FOR SALE BY AUCTION - T & C APPLY

👁️ **SUBJECT TO AN UNDISCLOSED RESERVE PRICE**

💰 **RESERVATION FEE APPLICABLE**

🔨 **THE MODERN METHOD OF AUCTION**



For Sale

- Available For Sale By The Modern Method Of Auction.
- Three Bedroom Semi Detached House.
- Reception Room With Bay Window.
- Conservatory To The Rear Accessed Off Kitchen.
- Three Piece Bathroom.

Auction Guide £157,500

- Off Road Parking Space.
- Rear Garden.
- Situated Within A Short Drive Of Burnley General Hospital.
- Located Close To Highly Regarded Local Schools.
- Freehold | Council Tax Band: C | EPC Rating: D



Petty Real are delighted to present for sale this three-bedroom semi-detached property on Harrogate Crescent, Burnley. Available via the Modern Method of Auction with a starting bid of £157,500, plus a buyer's reservation fee of 4.5% (payable in addition to the final agreed bid). All viewings are arranged by Petty Real, with feedback and offers managed by the auctioneer, IAmSold.

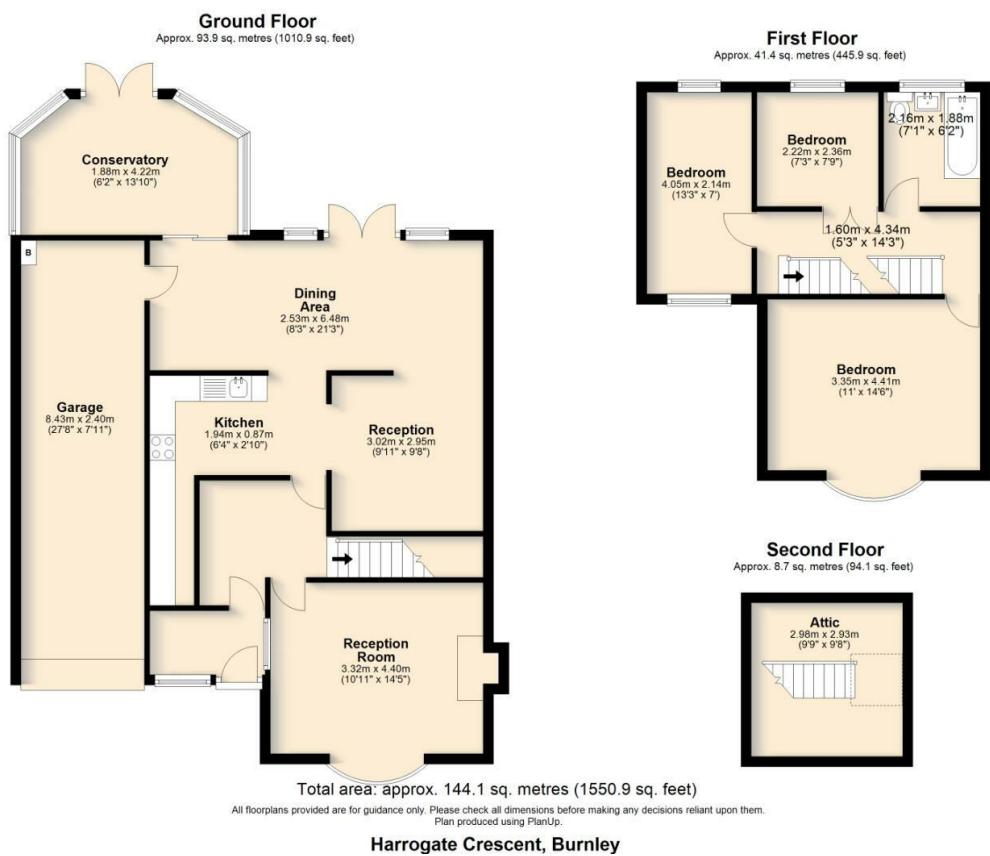
On entering the property, to the right sits a spacious reception room with a beautiful bay window, flooding the space with natural light and offering views of the front garden. This versatile living room provides ample space for a variety of freestanding furniture. To the rear, you'll find a well-sized kitchen and adjoining dining area, perfect for family meals and entertaining. From here, doors open into a bright conservatory, overlooking the enclosed rear garden – an ideal spot for relaxation.

A generous garage is attached to the left side of the property and can be accessed via the dining reception space.

Upstairs, the principal bedroom is positioned at the front and benefits from fitted wardrobes. Across the landing, the family bathroom comprises a three-piece suite with bath and overhead shower, wash basin, and WC. Adjacent is a second bedroom, well-suited as a child's room, guest space, or home office. At the end of the landing sits a further bedroom, ideal as a children's bedroom. Stairs rise from here to a useful attic room, complete with Velux window.

Externally, the property enjoys an enclosed rear garden and benefits from off-road parking to the front.

A fantastic opportunity to acquire a well-proportioned family home with scope to modernise, offered for sale by auction.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.