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Real

15 Fraser Street  
Burnley  
BB10 1UP

# SOLD

## USING THE MODERN METHOD OF AUCTION



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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

- For Sale By Modern Auction - T&C's Apply.
- Subject To Reserve Price.
- Buyers Fees Apply.
- The Modern Method Of Auction - Online Bidding Available!
- View, Bid & Buy!

### Auction Guide £55,000

- Fixed Timescales For Exchange And Completion.
- Attention Investors & Prospective Owner Occupiers.
- Two Bedroom Mid Terrace Property With No Onward Chain Delay.
- Excellent Access To Local Aminties & Schools!
- Freehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present this two-bedroom mid-terrace property on Fraser Street, Burnley, offered for sale via the Modern Method of Auction in partnership with IAmSold. The property is available with a starting bid of £55,000 and is subject to an undisclosed reserve. A reservation fee is payable by the successful bidder. Viewers' details will be shared with the auctioneer for follow-ups and bidding registration, and all bids must be placed directly with the auctioneer.

Entering through the front door, you are welcomed into a bright and spacious reception room, offering ample space for a range of freestanding furniture including sofas, media units, and additional occasional furnishings.

To the rear sits the well-proportioned kitchen, fitted with worktops along the rear and side walls, plus a feature counter extending from the chimney breast and a convenient breakfast bar. There is also space for a dining table, making this a practical and versatile room for everyday living, along with useful understairs storage.

Upstairs, the master bedroom is positioned at the front of the property and provides a generous footprint, easily accommodating a large bed, wardrobes, and bedside furniture. The second bedroom across the landing is ideal as a child's room, guest space, or home office. The bathroom is arranged over the stairs and features a three-piece suite comprising bath with overhead shower, wash basin, and WC.

Externally, the property benefits from a private rear yard. Fraser Street sits in a highly convenient location close to local shops, amenities, and transport links between Colne Road and Briercliffe Road, making this an excellent opportunity for investors or first-time buyers.

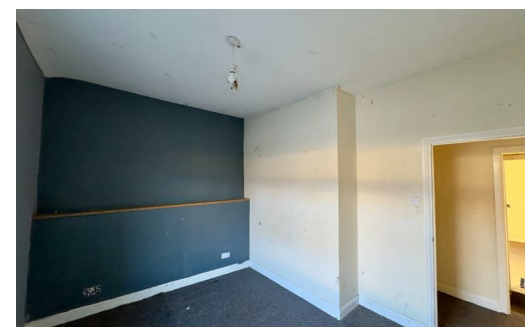
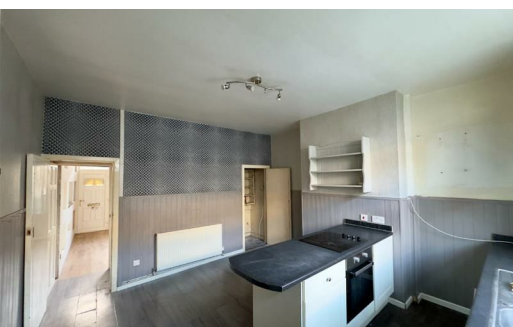
A fantastic property with great potential—early viewing is highly recommended.



Total area: approx. 73.9 sq. metres (795.1 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

### Fraser 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

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[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)