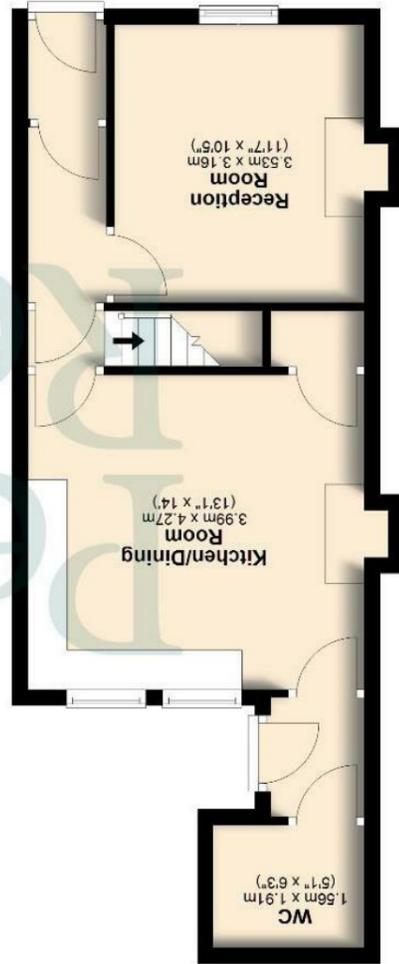




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and 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.

**Eliza Street, Burnley**

Total area: approx. 77.1 sq. metres (829.4 sq. feet)  
 All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
 Plan produced using PlanUp.



**Auction Guide £50,000**

Petty Real

- FOR SALE BY AUCTION – T & C'S APPLY
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- RESERVATION FEE APPLICABLE
- THE MODERN METHOD OF AUCTION



**29 Eliza Street**

**Burnley  
 BB10 4AQ**



**Council Tax Band: A**



FOR SALE BY MODERN METHOD OF AUCTION – STARTING BID £50,000

Petty Real are delighted to present to the market Eliza Street, Burnley – a fantastic opportunity for investors and developers looking to add value through renovation.

Requiring full modernisation throughout, this property offers excellent potential to create a desirable home or rental investment in a well-established residential area. With strong demand for refurbished properties locally, this is an ideal project for those seeking a rewarding investment.

The property is conveniently positioned within walking distance of Burnley Town Centre, providing easy access to a wide range of shops, amenities, transport links and leisure facilities. It is also situated close to Burnley Football Club, making it appealing to both owner-occupiers and the rental market. Additionally, the area benefits from highly regarded local schools and excellent commuter connections.

This property is offered for sale by the Modern Method of Auction, with a starting bid of £50,000. This method provides greater flexibility and security for both buyer and seller.

#### Auction Information:

All viewings are strictly by appointment through Petty Real. Viewing feedback and offers will be managed by the auctioneer, IAmSold. Please note that fees may apply as per the Modern Method of Auction terms and conditions.

Early viewing is highly recommended to fully appreciate the potential on offer.

For further information or to arrange a viewing, contact Petty Real today.

#### Property Description

Petty Real are delighted to present this well-proportioned two-bedroom home, offering generous living accommodation across two floors and ideal for first-time buyers, small families or investors alike.

The ground floor begins with an entrance vestibule (0.9m x 1.2m) leading into the entrance hall (0.9m x 3.0m), providing access to the main reception areas. The primary reception room (3.1m x 3.5m) is positioned to the front of the property and offers a comfortable living space with ample room for a variety of freestanding furniture, making it ideal for relaxing or entertaining.

To the rear, the spacious kitchen dining room (4.2m x 3.9m) provides an excellent hub of the home. Along the right-hand wall there is a range of counter space with storage both above and below, while additional worktop space can be found along the rear wall. The sink is perfectly positioned between two windows, allowing natural light to flood the space and overlooking the rear yard. The kitchen comfortably accommodates a dining table, making it ideal for family meals. Accessed from the kitchen is the downstairs W/C (1.9m x 1.5m), fitted with a toilet and wash basin. A compact cellar space is also accessed via the kitchen, providing useful additional storage.

To the first floor, the master bedroom (4.2m x 3.5m) is located at the front of the property and is a particularly generous double room, offering plenty of space for wardrobes and other freestanding furnishings. Across the landing, the second bedroom (3.6m x 2.1m) benefits from fitted wardrobes positioned to the side of the chimney breast and would make an ideal child's bedroom, guest room or home office.

The family bathroom (2.3m x 2.5m) sits between the two bedrooms and comprises a three-piece suite including a bath with overhead shower, wash basin and WC.

Early viewing is recommended to fully appreciate the space and versatility this property has to offer.

View more about this property online....

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