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Real

252b Gannow Lane
Burnley
BB12 6JJ

SOLD

USING THE MODERN
METHOD OF **AUCTION**



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FOR SALE BY AUCTION - T&Cs 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.
- End Terrace Property.
- Two Large Bedrooms.
- Two Reception Rooms.
- Large Three Piece Bathroom.

Auction Guide £55,000

- Long Galley Kitchen.
- Great Major Transport Links.
- Subject To A Private Reserve.
- Reservation Fee Payable By Winning Bidder.
- Council Tax Band: A | EPC Rating: E | Freehold.



No onward chain!

This charming two-bedroom end-terrace property on Gannow Lane, Burnley, is an excellent opportunity for first-time buyers or investors alike. Upon entry, you're greeted by a hallway that leads to the first reception room, situated on the right. This room offers a cosy atmosphere, with fitted storage on one side of the chimney breast and plenty of space for freestanding furniture or appliances.

Moving through the property, the second reception room opens up into a spacious kitchen. This open-plan area is currently used as the primary living space but could also serve as a dining area, thanks to its seamless connection to the kitchen. The kitchen itself is well-equipped, providing ample counter space for meal preparation and plenty of storage.

Upstairs, the generously-sized master bedroom spans the full width of the property, overlooking the front and benefiting from built-in storage solutions. The second bedroom is located at the rear, offering a peaceful view, while the family bathroom features a practical three-piece suite, including a bath/shower, sink, and toilet.

Overall, this property combines comfortable living spaces with practical features, making it a great option for buyers looking for a home with potential.



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

Gannow Lane, Burnley



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