

Because life is

Petty  
Real™

24 Townley Street  
Briercliffe  
Burnley  
BB10 2HS



Petty  
Real

- FOR SALE BY AUCTION – T & C'S 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
- Fixed Timescales for Exchange and Completion.

## Auction Guide £55,000

- Two Bedroom Mid Terrace Property.
- Large Reception Room.
- Located Within A Highly Desirable Area.
- Great Potential To Add Value!
- Leasehold | EPC Rating: | Council Tax Band: A



FOR SALE BY MODERN METHOD OF AUCTION | STARTING BID £60,000 | RENOVATION OPPORTUNITY | POPULAR BRIERCLIFFE LOCATION

Petty Real are delighted to present to the market Townley Street, Briercliffe – an exciting opportunity for investors, developers, and buyers looking to add value in one of Burnley's most desirable residential locations.

Situated in the highly sought-after area of Briercliffe, this property is in need of full renovation and modernisation throughout, offering fantastic potential to create a superb home or lucrative rental investment. With strong local demand and excellent resale prospects, this is a savvy purchase for those with vision.

The accommodation currently comprises a traditional layout (details to be confirmed upon viewing), providing a blank canvas for refurbishment and redesign. Once modernised, the property would make an ideal first-time buyer home or addition to a rental portfolio.

The property is offered for sale by the Modern Method of Auction with a starting bid of £60,000. This method provides buyers with the security of reservation once agreed, alongside the flexibility to arrange finance.

**Auction Details:**

- Starting Bid: £60,000
- Sale by Modern Method of Auction
- Viewings strictly via Petty Real
- Viewing feedback and all offers to be submitted to the auctioneer, IAmSold

This is an excellent opportunity to acquire a competitively priced property in a strong residential area with significant potential for capital growth.

Early viewing is highly recommended to fully appreciate the opportunity on offer. Contact Petty Real today to arrange your appointment.



**Townley Street, Briercliffe**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



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  
T.

[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)