

Because life is

Petty
Real™

18 Westmorland Street
Burnley
BB11 4PN



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Mid-Terrace
- Two Bedrooms
- Two Reception Rooms
- Open-Plan
- Modern Method Of Auction

Auction Guide £40,000

- Popular Residential Area
- Landlords & Investors
- Buy-To-Let
- Close To Local Amenities
- Good Transport Links



For Sale by Modern Method of Auction; Starting Bid Price £45,000 plus Reservation Fee.

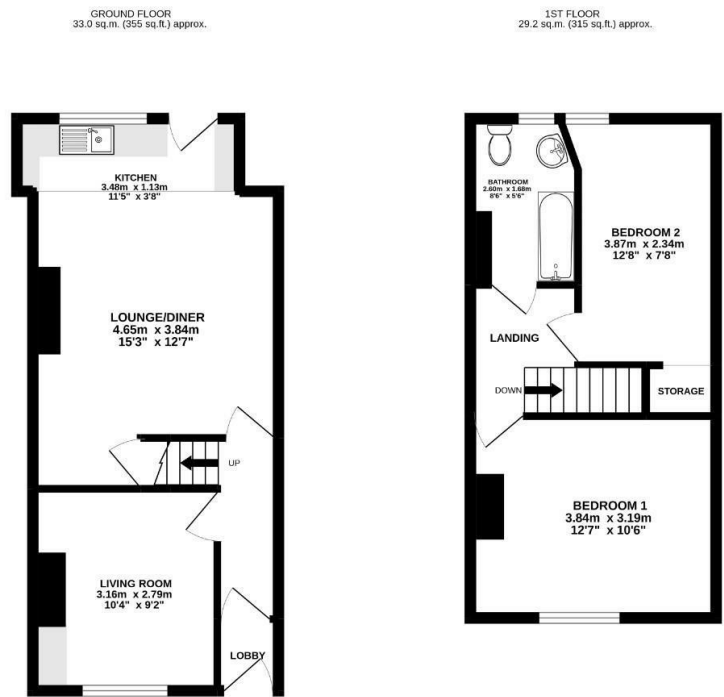
The property comprises a traditional stone built gable end terrace property occupying an established residential location situated off Coal Clough Lane. The property is within comfortable walking distance of local amenities which include Primary School and local shops. The M65 motorway is within minutes driving distance connecting into the national motorway network. The property presents an ideal opportunity for private landlords or first time buyers.

The property briefly comprises to the ground floor, an entrance lobby and hallway with stairs accessing the first floor and two generous reception rooms, the first to the front of the property and the second to the rear with an open plan floorplan with the kitchen which houses matching wall, base and drawer units and stainless steel sink.

To the first floor is a central landing with access to two well proportioned double bedrooms, one with useful over stair storage and a spacious bathroom housing a three piece suite with a low level WC, pedestal wash basin and panelled bath with overhead shower.

Externally there is a small yard to the rear.

The property title is unregistered.



TOTAL FLOOR AREA: 62.2 sq.m. (569 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
Model: 001/001/0002



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.

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