

Because life is

# Petty Real™

# For Sale



8 Nelson Square  
Burnley BB11 1LA

£75,000



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



## Key Features:

- Substantial Stone Built Terrace
- 'Potential Grand Design'
- Presently 3 Bedrooms
- 4 Piece Family Bathroom
- Potential HMO
- Exciting Refurbishment
- 2 Reception Rooms
- Hand Built Kitchen
- Cellar
- Excellent Investment Opportunity

Tenure:

EPC Rating:

Council Tax Band:

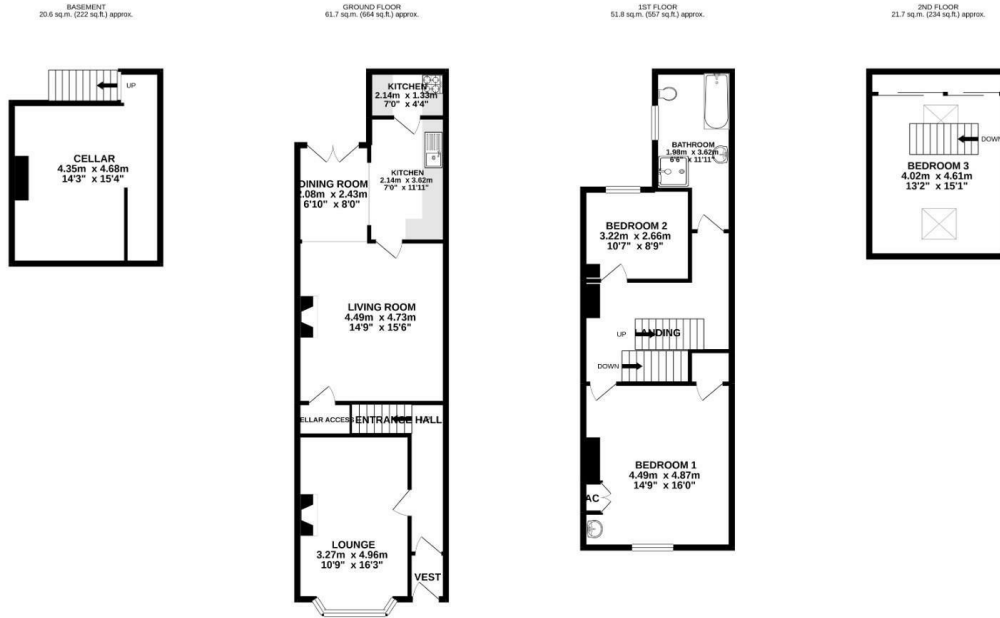


4 Manchester Road, Burnley, Lancashire, BB11 1HH  
T:



www.pettyreal.co.uk

# 3 BEDROOM House - Terraced



TOTAL FLOOR AREA : 155.8 sq.m. (1677 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Main Description:

\*\*\*For Sale by Modern Method of Auction; Starting Bid Price £80,000 plus Reservation Fee.\*\*\*

A fabulous stone three bedroomed built Victorian property occupying a select row of similar period properties with many distinctive features that defines their attraction.

This excellently proportioned property offers light and spacious accommodation over four floors comprising ent vest, hall, lounge, living room, extended dining area, kitchen, two first floor bedrooms, 4 piece family bathroom, attic third bedroom and a cellar on the lower ground floor.

Conveniently positioned with only a short walk into Burnley Town Centre with it's numerous shops and amenities the train station is close by together with easy access to the M65 motorway.

The property requires a refurbishment programme and therefore provides purchasers with an exciting blank canvas to create their own 'Grand Design' alternatively the property offers excellent potential to create a HMO subject to obtain the necessary consents.

Externally the original garden forecourt and been removed and replaced with stone steps and a handrail accessing the front door. Similarly to the rear the original yard has been replaced by a level area for a mobility scooter.



**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 illustration purposes 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