

Because life is

Petty<sup>TM</sup>  
Real

11 Queen Victoria Road  
Burnley  
BB10 3DH



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

- Attention Investors!
- Available For Sale With Tenant In Situ By The Modern Method Of Auction.
- Subject To Reserve Price & Buyers Fees Apply.
- View, Bid & Buy (Online Bidding Available.)
- Fixed Timescales For Exchange And Completion.

## Auction Guide £65,000

- Large Two Bedroom Mid Terrace.
- Two Spacious Reception Rooms.
- Rear Yard.
- Located Within The Highly Desirable Area.
- Freehold | EPC Rating: C | Council Tax Band: A.



Petty Real are delighted to present to the market this attractive property located on Queen Victoria Road. Offered for sale with the tenants in situ, this home presents an excellent opportunity for investors.

Tenants paying £590pcm (£7,080 P/A)

Conveniently positioned close to local amenities and transport links. The property offers great potential and early viewing is highly recommended to fully appreciate what is on offer.

This property is being sold by the Modern Method of Auction in partnership with the auctioneer IAmSold. All viewings will be conducted by Petty Real, with viewing feedback and offer registration managed by IAmSold.

Contact Petty Real today to arrange your viewing.

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.

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