

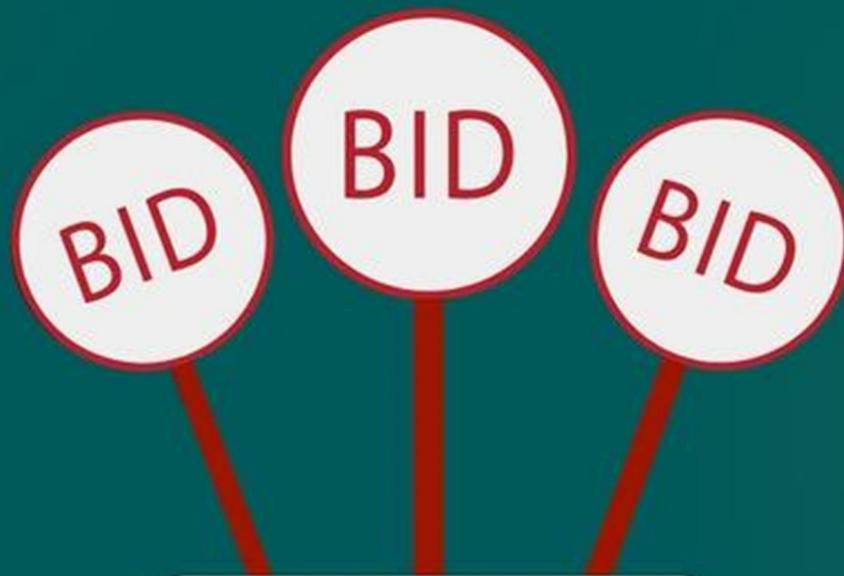
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278 Accrington Road
Burnley
BB11 5EU

SOLD

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- RESERVATION FEE APPLICABLE
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For Sale

- For Sale By Modern Auction - T & C's Apply.
- Subject To A Private Reserve.
- Buyers Fees Apply.
- The Modern Method Of Auction.
- *Attention Investors!*

Auction Guide £55,000

- Two Bedroom Mid Terrace Property.
- Spacious Reception & Large Kitchen.
- Rent Due To Be Increased To £600 PCM From March.
- Tenants Paying £550PCM (£6,600 Per Annum Yield.)
- Freehold | Council Tax Band: A | EPC Rating: C.



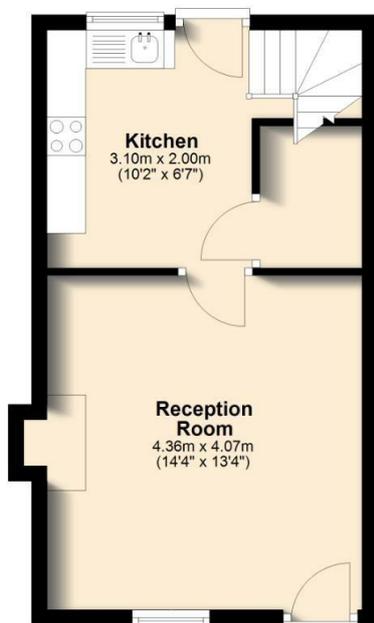
Petty Real are delighted to present for sale this well-presented two-bedroom mid-terrace property on Accrington Road, Burnley. This excellent opportunity is available via the Modern Method of Auction in partnership with IAmSold, making it perfect for investors seeking instant cash flow or first-time buyers. The property boasts existing tenancy, providing a lucrative annual income of £6,600 (£550 per calendar month) to the new landlord. Petty Real's Lettings Team is available to assist with fully managed services upon purchase.

Entering via the small yard forecourt, you step into the spacious reception room, offering ample room for large freestanding items, including an L-shaped sofa, coffee table, and media centre. The kitchen is well-apportioned, featuring counter space and storage along the left and rear walls. A gas hob with oven is located on the left, while the sink is positioned on the rear wall beside the back door to the yard. The kitchen accommodates a washing machine, dryer, and an American-style fridge freezer, complemented by a handy understairs store perfect for pantry use.

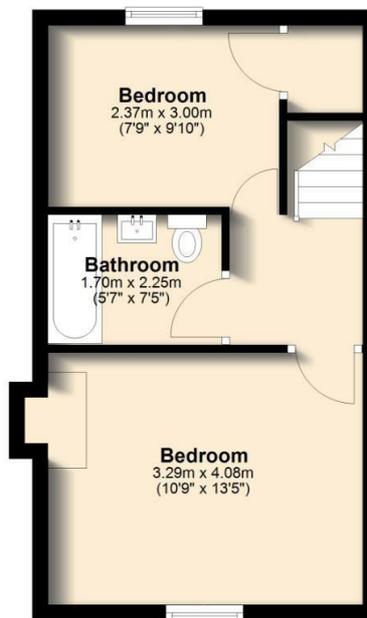
Heading upstairs, the master bedroom overlooks the front, mirroring the size of the reception room below. This spacious room provides ample space for a large bed, wardrobe, bedside cabinets, and additional furnishings. Centrally located between the two bedrooms is the family bathroom, a three-piece suite comprising a bath with an overhead shower, sink, and toilet. The second bedroom is another great size, offering space for a large bed and wardrobe, and benefits from useful over-stairs storage opportunity.

All viewings will be conducted through Petty Real, with offers and feedback managed by the auctioneer. The property carries a starting bid of £55,000, subject to a private reserve. Note a non-refundable reservation fee of 4.5% (minimum £6,600 pounds}inc. VAT) is payable by the successful bidder. Be sure not to miss out on an opportunity to view this home before bidding.

Ground Floor



First Floor

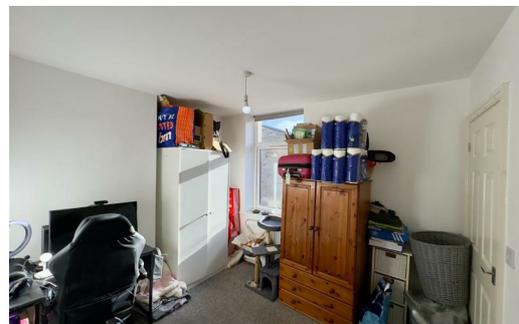


Total area: approx. 61.6 sq. metres (662.7 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Plan produced using PlanUp.

Accrington Road, Burnley



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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