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Real

5 Hawes Terrace  
Burnley  
BB10 1UF

# SOLD

## USING THE MODERN METHOD OF AUCTION



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- 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 - Online Bidding Available!
- View, Bid & Buy!
- Fixed Timescales For Exchange And Completion.

### Auction Guide £70,000

- Attention Investors & Prospective Owner Occupiers.
- Two Bedroom Mid Terrace Property Located On Quiet Cul-De-Sac.
- Situated Close To Local Amenities & Burnley General Hospital.
- Freehold | Council Tax Band: A | EPC Rating: C.



Petty Real are delighted to present for sale this two-bedroom mid-terraced property, ideally located on the ever-popular Hawes Terrace. Offered via the Modern Method of Auction in partnership with IAmSold, this home represents a fantastic opportunity for both first-time buyers and investors alike.

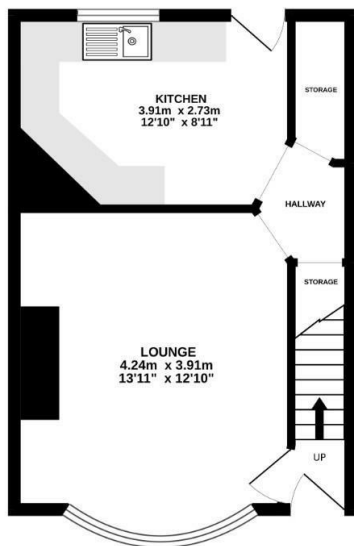
The property is available with a starting bid of £75,000, subject to a private reserve. A non-refundable reservation fee of 4.5% (minimum £6,600 including VAT) is payable by the successful bidder. All viewings are to be arranged through Petty Real, with all offers and feedback managed by the auctioneer.

Situated on a quiet cul-de-sac, the property enjoys a convenient location close to Burnley General Hospital and the wide range of amenities available along Briercliffe Road. Upon entering the home, you are welcomed into a spacious reception room to the left, featuring a large bay window that floods the room with natural light. This room serves as the main living area and offers ample space for sofas, a coffee table, TV stand and additional freestanding furniture.

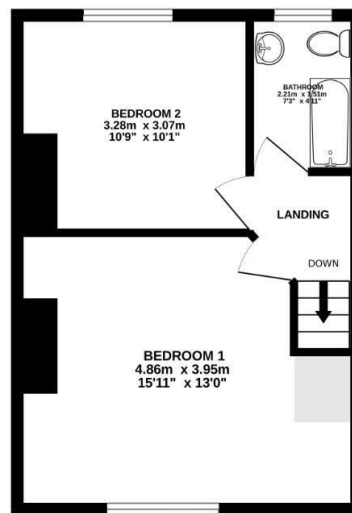
To the rear of the property is the kitchen, which benefits from worktop space along the rear, left and rear walls. The sink is positioned beneath the rear-facing window, providing views over the garden. Upstairs, the main bedroom is located at the front of the property and offers generous space for bedroom furniture. The second bedroom is situated across the landing and is ideal for a child's bedroom, guest room or home office. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.

Externally, the property benefits from a small forecourt to the front and a rear garden with a patio area directly outside the back door. This is an opportunity not to be missed – book your viewing today.

GROUND FLOOR  
32.4 sq.m. (349 sq.ft.) approx.



1ST FLOOR  
32.1 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA: 64.5 sq.m. (694 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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