

Because life is

PettyTM
Real

46 Williams Road
Burnley
BB10 3DA



For Sale

- *For Sale By The Modern Method Of Auction!*
- No Onward Chain Delay.
- Three Bedroom Mid Terrace Property.
- Two Reception Rooms With Separate Kitchen.
- Three Piece Bathroom.

Auction Guide £40,000

- Great Potential.
- Starting Bid £40,000 - Subject To A Private Reserve.
- EPC Rating: C.
- Council Tax Band: A.
- Leasehold.



FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £40,000

Petty Real are delighted to welcome to market this three-bedroom mid-terrace property on Williams Road, Burnley, offered for sale by modern method of auction in partnership with Iamsold.

Please note: All viewings are to be arranged via Petty Real, and by enquiring, your details will be shared with Iamsold for viewing feedback and auction purposes. The property has a starting bid of £40,000, subject to an undisclosed reserve. A reservation fee of £6,600 (inc. VAT) is payable by the winning bidder upon auction close or an accepted offer.

This property offers superb potential for first-time buyers, investors, or anyone looking to personalise a spacious home. To the front, a low-maintenance forecourt yard leads to the entrance vestibule and into a generously sized front reception room, ideal for relaxing or entertaining with flexible layout options.

A second rear reception room provides a perfect dining space, connecting seamlessly to the galley-style kitchen, which is clean and functional with worktops to both sides, offering an efficient space for cooking.

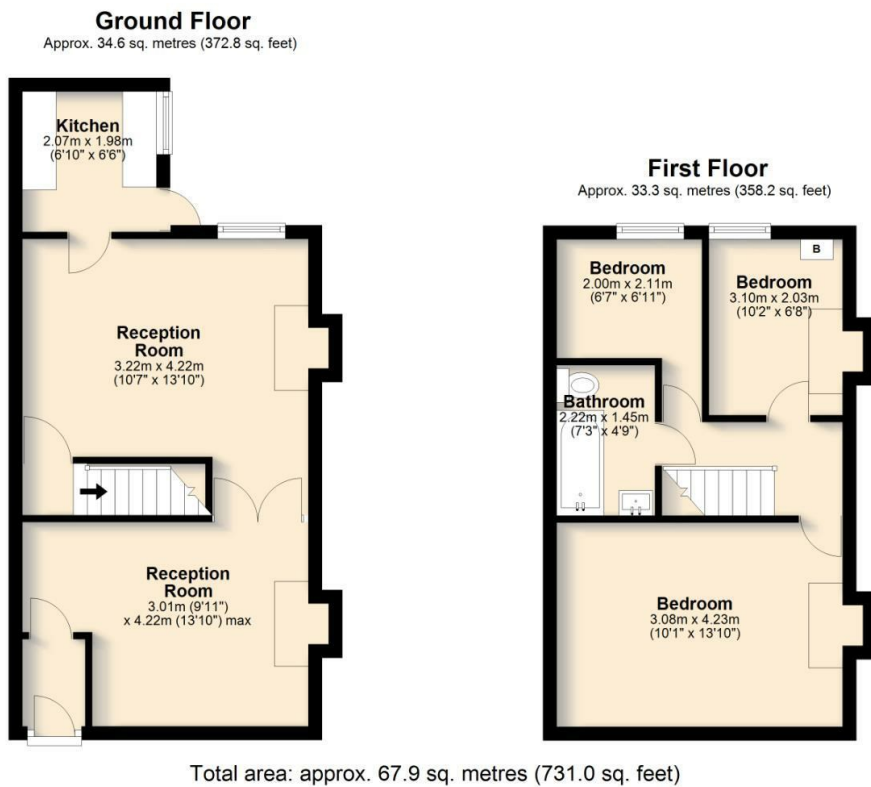
Upstairs, the master bedroom spans the width of the property to the front, offering ample space for various freestanding furnishings. Two additional single bedrooms sit to the rear, perfect for children's rooms, a home office, or guest accommodation.

The property is completed by a three-piece family bathroom, comprising a panelled bath with overhead shower, WC, and wash basin.

Key Features:

Leasehold
EPC Rating: C
Council Tax Band: A
Modern Method of Auction – Terms Apply

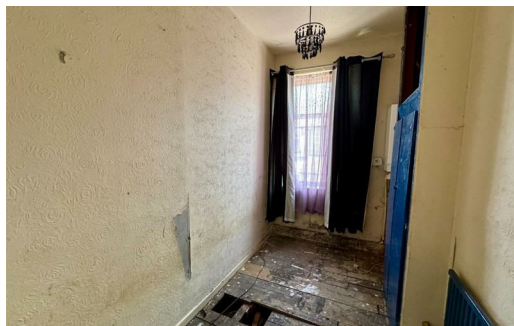
This is a fantastic opportunity to acquire a well-sized home with great potential. Contact Petty Real's Burnley office on 01282 415111 to arrange your viewing and avoid missing out!



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

Plan produced using PlanUp.

Williams 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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