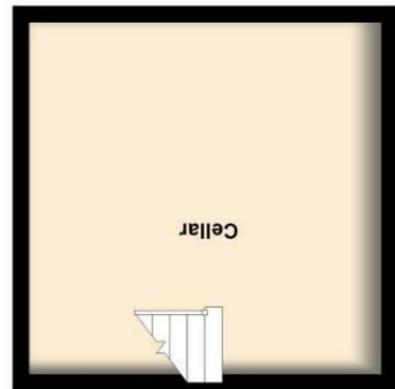
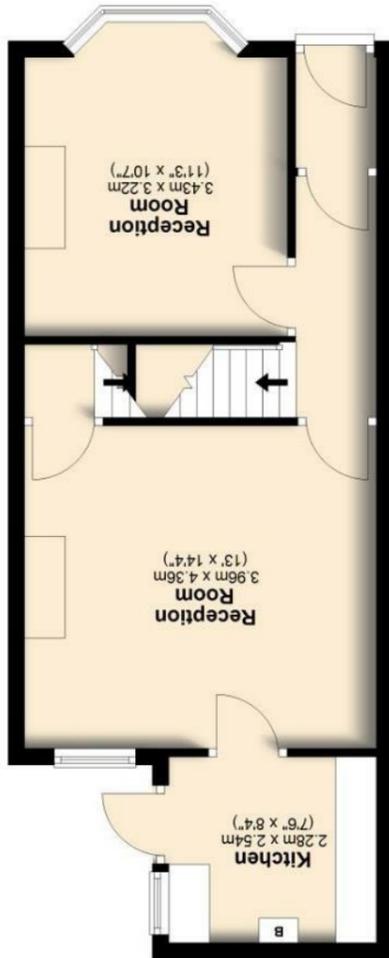




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and 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.

**Murray Street, Burnley**

Total area: approx. 98.6 sq. metres (1060.9 sq. feet)  
 All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
 Plan produced using PlanUp.



**Auction Guide £70,000**

**Petty Real**

- FOR SALE BY AUCTION – T & C'S APPLY
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- RESERVATION FEE APPLICABLE
- THE MODERN METHOD OF AUCTION



**39 Murray Street**  
**Burnley**  
**BB10 1SB**



**Council Tax Band: A**



Petty Real are delighted to offer for sale this well-presented three-bedroom end-terrace property, situated on the popular Murray Street in Burnley. Offered with no onward chain, this home presents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a ready-to-let addition to their portfolio.

This property is being sold via the modern method of auction in partnership with IAmSold, offering a transparent and secure buying process. All viewings will be arranged and conducted by Petty Real, with viewing feedback and offer registration managed by IAmSold. Early interest is highly recommended—contact us today to arrange your viewing.

### Property Description

Entering the property via the front door leads into a welcoming entrance vestibule (0.99m x 1.36m), which in turn opens into the entrance hallway (0.99m x 2.96m). To the right is the first reception room (3.22m x 3.43m), a well-proportioned space offering ample room for a range of freestanding furniture, with the staircase conveniently positioned adjacent.

To the rear of the hallway is a second reception room (4.36m x 3.96m), a versatile space ideal for use as a main living area or dining room, benefitting from a seamless flow into the kitchen. The kitchen (2.54m x 2.28m) is fitted with work surfaces along both the left and right-hand walls, with the sink positioned beneath a window overlooking the rear yard.

To the first floor, the generous master bedroom (4.37m x 3.43m) is situated at the front of the property and features built-in storage, including wardrobes and cabinets. Across the landing are two further bedrooms—bedroom two (2.37m x 3.05m) and bedroom three (2.95m x 2.54m)—both offering flexible use as additional bedrooms, a nursery, or home office space. The bathroom (1.88m x 2.17m), located at the rear, comprises a three-piece suite including a bath with overhead shower, wash basin, and WC.

Externally, the property benefits from a rear yard, while additionally offering a useful cellar space mirroring the front reception room—ideal for extra storage.

View more about this property online....

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