

Because life is

Petty  
Real™

1 Ulster Street  
Burnley  
BB11 4NX



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## For Sale

- No Onward Chain.
- End Terrace Property.
- Two Bedrooms & Study.
- Open Plan Lounge/Diner
- Extended Kitchen

## Auction Guide £45,000

- For Sale By Auction
- Subject To Reserve Price
- EPC Rating: E.
- Council Tax Band: A.
- Leasehold.



\*FOR SALE WITH VACANT POSSESSION & NO ONWARD CHAIN!\*

Upon entering, you are welcomed into the open-plan living room/dining room, offering a spacious layout ideal for modern living. Access under the stairs leads to a cellar, providing additional storage space to suit your needs.

The kitchen extension at the rear of the property features matching wall and base units, along with an oven/hob and plumbing for a washing machine, ensuring convenience and functionality for daily tasks.

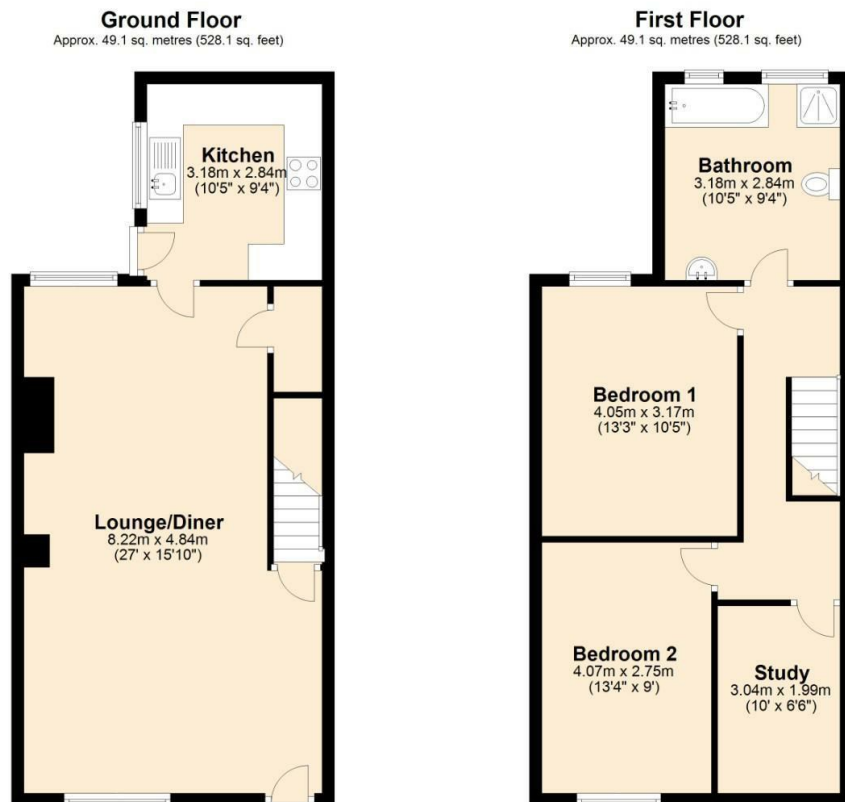
Moving upstairs, you'll discover a generously sized bathroom, complete with a separate bath and shower. The main double bedroom provides ample space for rest and rejuvenation, while a single bedroom at the front of the property offers versatility to accommodate guests or serve as a home office.

Additionally, an extra room presents itself, offering flexibility to be utilized as an office space or for additional storage, catering to your individual lifestyle requirements.

Externally, the property offers a low-maintenance exterior, allowing for easy upkeep, while still providing a private outdoor space for relaxation or entertaining.

Don't miss out on this chance to secure a property with a tenant already in place.

Contact us today to arrange a viewing and seize this lucrative investment opportunity.



Total area: approx. 98.1 sq. metres (1056.1 sq. feet)



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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