

Because life is

Petty  
Real™

3 Morley Street  
Padiham  
Burnley  
BB12 8BH



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



## For Sale

- Two Bedrooms
- Mid Terrace
- Living Room
- Fitted Kitchen
- Subject To Reserve Price

## Auction Guide £50,000

- No Chain
- Close To Amenities
- Ideal Investment
- Online Bidding



For Sale by modern method of auction.

Welcome to this 2-bedroom terrace, offering an excellent opportunity for both investors and first-time homebuyers alike. Situated in a convenient location close to amenities and boasting easy access to transportation via bus links to Burnley and Clitheroe.

Upon entry, you are greeted by an entrance porch leading into an open and light-filled living room. The kitchen diner, situated to the rear, features matching wall and base units, providing ample storage space and a functional layout.

Venturing upstairs, you will find the main bedroom positioned at the front of the property. A central bathroom completes the upper level, featuring a shower over the bath. Additionally, a small double bedroom at the rear offers versatility to accommodate guests, family members, or to serve as a home office space.

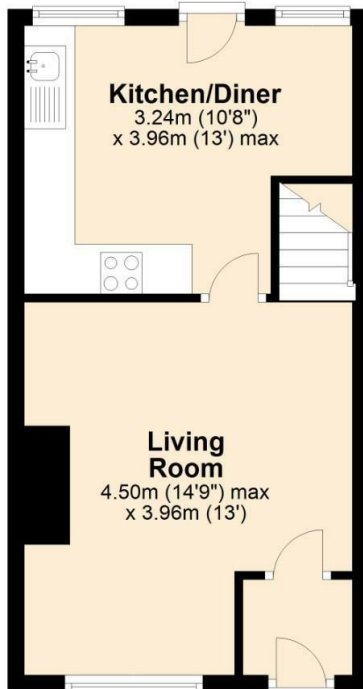
Externally, the property benefits from a rear yard, with back gate access to the back street, convenience is further enhanced, allowing for easy entry and exit.

In summary, this property presents a fantastic opportunity to secure a comfortable residence or an investment property in a sought-after location. Don't miss out on the chance to make this your own.

Contact us today to arrange a viewing!

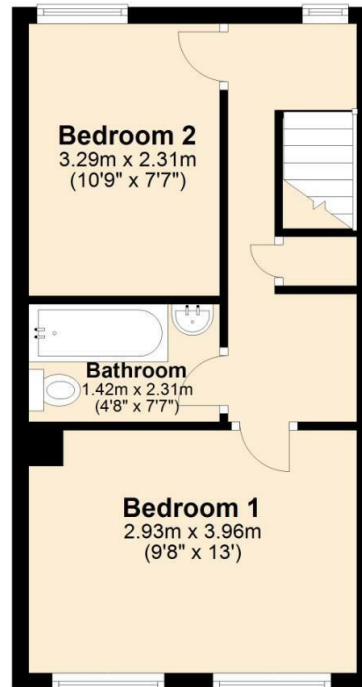
### Ground Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



Total area: approx. 62.2 sq. metres (669.3 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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