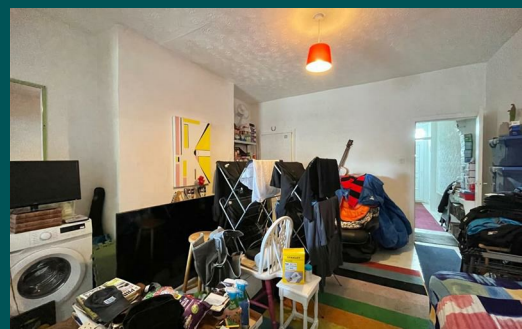


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Real™

454 Brunshaw Road
Burnley
BB10 3HX



For Sale

Auction Guide £65,000

- Sitting Tenant!
- Priced to Sell
- Modern Method of Auction
- Two Reception Rooms
- Two Double Bedrooms

- Extended Kitchen
- No Chain
- Instant Cash Flow
- Quick Sale
- EPC-D

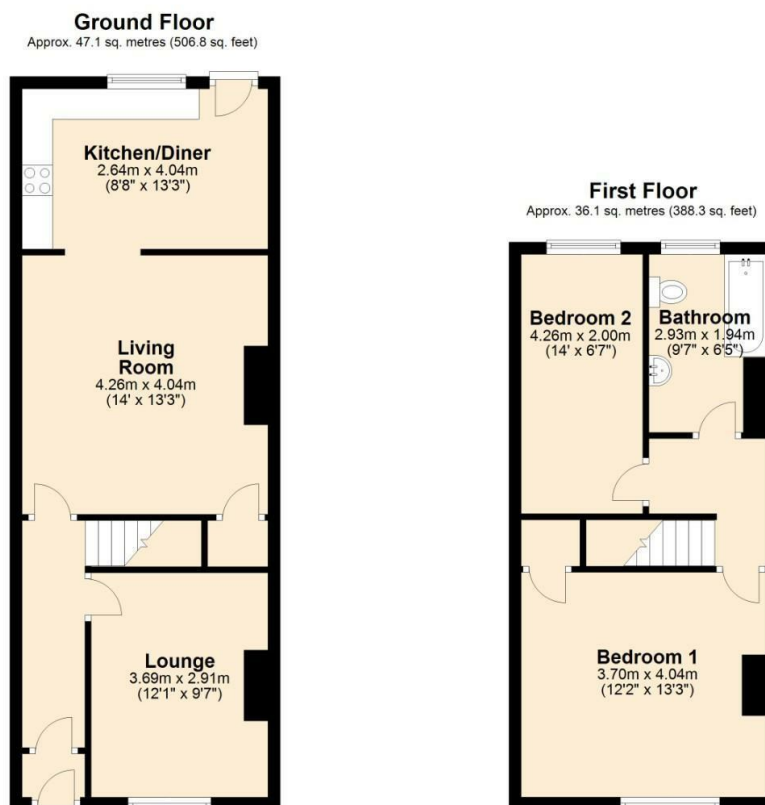


Attention Investors! An opportunity to acquire a two-bedroom end-terraced property, complete with a long-term sitting tenant, available for sale by the modern method of auction. This investment property is priced to sell and offers a lot of future potential through refurbishment.

The ground floor features two spacious reception rooms, providing ample living and dining space. The extended kitchen at the rear of the property offers additional room for meal preparation and storage, making it a practical and desirable feature for tenants.

Upstairs, the property boasts two generously sized double bedrooms, ensuring comfortable accommodation. The three-piece bathroom is well-appointed and includes a bath, W/C, and basin, catering to the needs of the occupants.

Don't miss out on this attractively priced investment in a sought-after location.



Total area: approx. 83.2 sq. metres (895.1 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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