

Because life is

PettyTM
Real

7 Hunslet Street
Burnley
BB11 3DH



For Sale

- For Sale By Modern Auction - T & C's Apply.
- Subject To A Private Reserve.
- Buyers Fees Apply.
- The Modern Method Of Auction.
- *Attention Investors!*

Auction Guide £45,000

- Two Bedroom Mid Terrace Property.
- Spacious Reception & Large Kitchen.
- Within Walking Distance To Turf Moor & Burnley Town Centre.
- No Onward Chain Delay!
- Leasehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present for sale this well-presented two-bedroom mid-terrace property on Hunslet Street, Burnley.

Available via the Modern Method of Auction in partnership with IAmSold, this property represents an excellent opportunity for investors or first-time buyers alike. All viewings will be conducted through Petty Real, with offers and feedback managed by the auctioneer.

The property carries a starting bid of £45,000, subject to a private reserve, with a non-refundable reservation fee of 4.5% (minimum £6,600 inc. VAT) payable by the successful bidder.

Upon entering, you are welcomed into a bright and spacious reception room, offering ample space for various furniture arrangements. An electric fire mounted on the wall provides a cosy focal point, creating a warm and inviting atmosphere.

To the rear lies the modern kitchen, fitted with a breakfast bar, generous worktop space, and a range of base and wall units. The sink sits beneath the rear window, while the hob and oven are neatly integrated along the left wall. A useful understairs storage area provides additional space, ideal for use as a pantry.

Ascending to the first floor, the master bedroom is positioned at the front of the property, offering a comfortable double room with space for wardrobes, bedside tables, and additional furnishings. To the rear, bedroom two provides a well-sized second bedroom perfect for a child or guest. Bedroom three, featuring a skylight window, offers versatility – ideal as a home office, nursery, or hobby room.

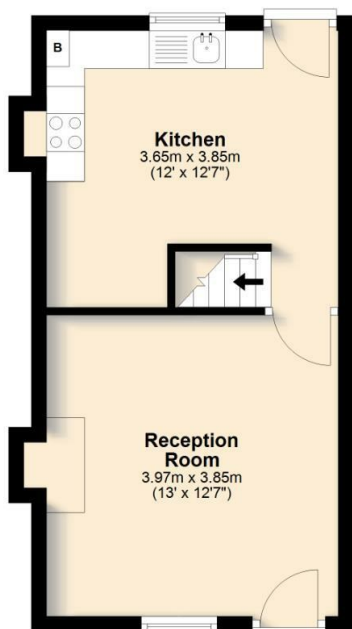
Completing the interior is the family bathroom, fitted with a three-piece suite including a bath with overhead shower, wash basin, and WC.

Externally, the property benefits from a rear yard, providing private outdoor space. Ideally situated close to Turf Moor, Burnley Town Centre, and well-regarded local schools, this home combines convenience and value.

Don't miss out on this fantastic opportunity – contact Petty Real today to arrange your viewing!

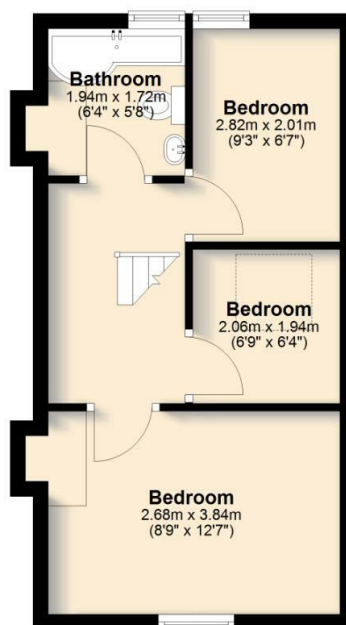
Ground Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

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

Plan produced using PlanUp.

Hunslet Street, 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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