

Because life is

PettyTM
Real

22 Anglesey Avenue
Burnley
BB12 6AY



For Sale

- For Sale By The Modern Method Of Auction.
- Subject To A Private Reserve.
- No Onward Chain Delay.
- Second Floor Apartment.
- One Bedroom.

Auction Guide £39,950

- One Reception Room.
- Ideal For Investors.
- EPC Rating: C.
- Council Tax Band: A.
- Leasehold.



FOR SALE BY MODERN METHOD OF AUCTION

Starting Bid: £39,950 plus Reservation Fee

Subject to an Undisclosed Reserve Price

Offered to the market by Petty Real Estate Agents, this one-bedroom second-floor apartment on Anglesey Avenue, Burnley, presents an ideal opportunity for investors or first-time buyers alike. Conveniently located and competitively priced, this property is for sale by the Modern Method of Auction, with all offers to be submitted via Iamsold.

Upon entering the apartment, you're welcomed by a hallway that provides access to all rooms. To your left, you'll find a three-piece bathroom suite, featuring a bath with overhead shower, sink, and toilet—well-sized and ready for personal touches.

Across the hall, the kitchen offers functional counter space along the side and rear walls, with ample room for storage and food preparation.

Continuing through, the reception room is a generously proportioned living space, ideal for both relaxing and entertaining.

The master bedroom is positioned at the front of the property, benefitting from natural light and a pleasant outlook, making it a comfortable and peaceful retreat.

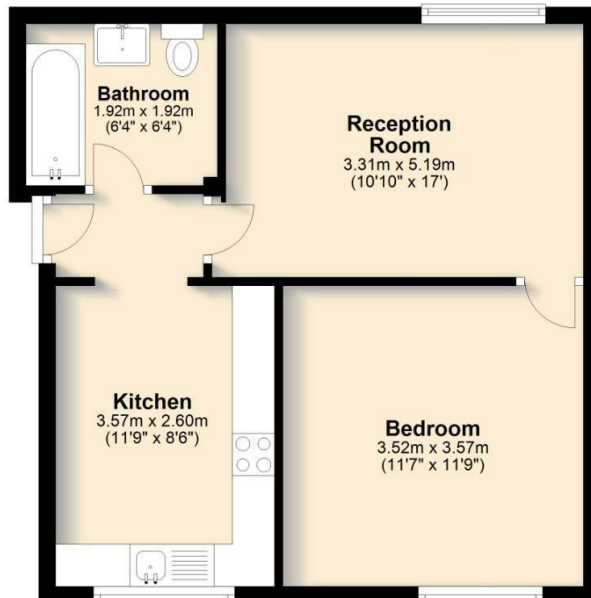
Viewings are strictly by appointment only and must be arranged through Petty Real Estate Agents.

All offers must be made through the auctioneer at Iamsold.

Don't miss out on this fantastic opportunity! Whether you're looking to take your first step onto the property ladder or add to your investment portfolio, this apartment offers excellent potential at an accessible price point.

Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 44.8 sq. metres (482.5 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Anglesey Avenue, 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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