

Because life is

Petty
Real™

19 Windsor Street
Burnley
BB12 6RW



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Real

- FOR SALE BY AUCTION – T & C'S APPLY
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- RESERVATION FEE APPLICABLE
- THE MODERN METHOD OF AUCTION



For Sale

- Available For Sale By The Modern Method Of Auction.
- Subject To Reserve Price & Buyers Fees Apply.
- View, Bid & Buy (Online Bidding Available.)
- Fixed Timescales For Exchange And Completion.
- Property Situated On The Doorstep Of The M65 Motorway - Great Transport Links.

Asking Price £60,000

- A Short Drive From Burnley Town Centre.
- Two Bedroom Mid Terrace Property.
- Available For Sale With No Onward Chain Delay.
- Ideal For Investors: Previously Tenanted.
- Leasehold | Council Tax Band: A | EPC Rating: C



Petty Real are delighted to bring to market this well-presented two-bedroom mid-terrace property on Windsor Street, Burnley. Offered for sale with a no onward chain delay, this property was previously generating £450 per calendar month (£5,400 per annum), making it an ideal opportunity for landlords seeking to expand their portfolio.

Internally, the property offers a spacious ground-floor layout with a generous reception room, allowing for a range of furniture configurations to suit any lifestyle. This leads into a practical kitchen, complete with counter space along two walls and a sink positioned to overlook the enclosed rear yard.

Upstairs, the master bedroom spans the front of the property and provides ample space for a double bed and additional furniture. The second bedroom, overlooking the rear, is well-suited as a child's room, guest bedroom, or home office. Completing the first floor is a three-piece bathroom suite comprising a WC, pedestal sink, and a bathtub with an overhead shower.

Located close to local amenities, schools, and transport links, this property is well-positioned for both tenants and future resale potential.

Important Information:

Tenure: Leasehold (please contact agent for details)

EPC Rating: C

Council Tax Band: A

This is a fantastic investment opportunity in a popular rental area—early viewing is highly recommended to avoid disappointment.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

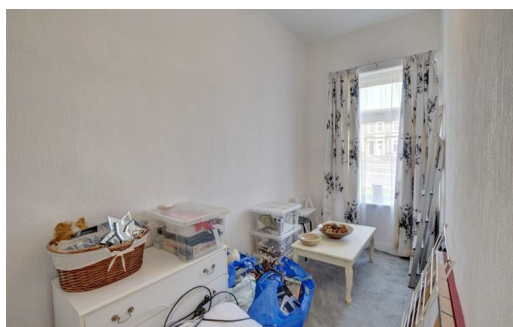
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Total area: approx. 573.7 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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

burnley.sales@pettyreal.co.uk

burnley.lettings@pettyreal.co.uk

property.management@pettyreal.co.uk

www.pettyreal.co.uk