

6 Thursby Square, Burnley BB10 3AF
Auction Guide Price £80,000-£120,000



LOT
auction agent

THE PROPERTY

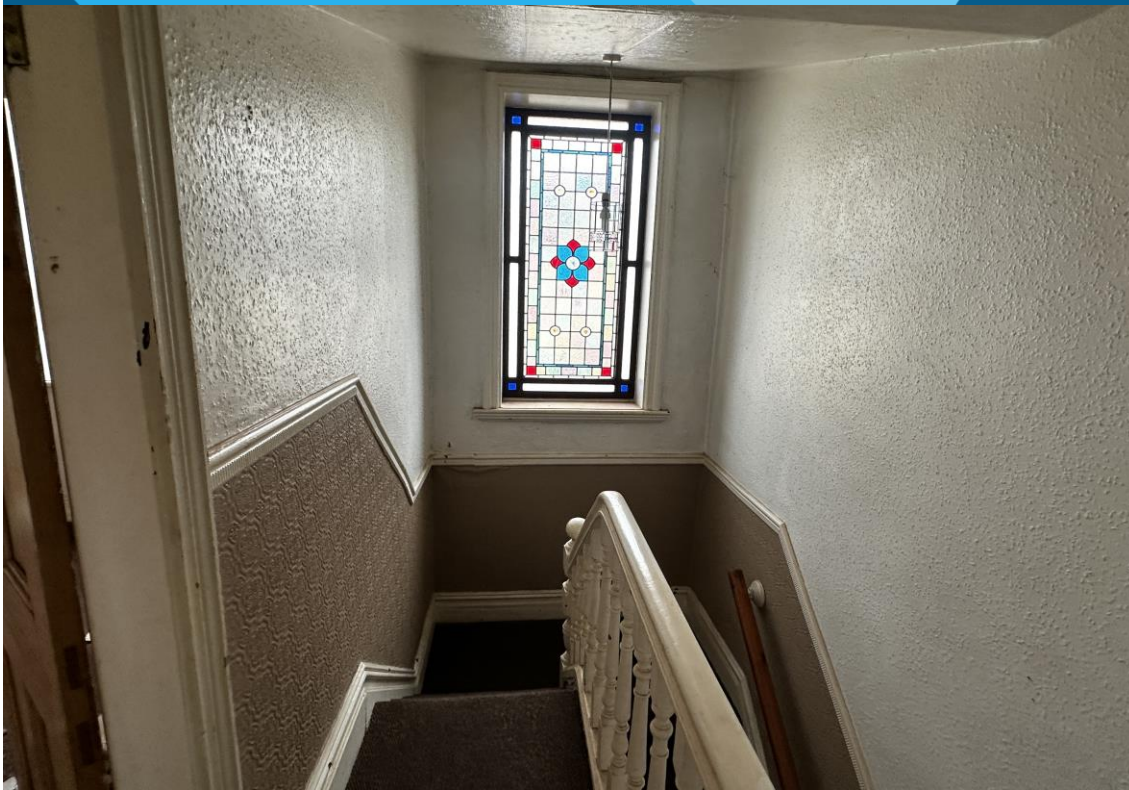
Chain Free

Deceptively Large Property

Cellar

Ideal First Time Buy Or Investment

Popular Residential Location



PROPERTY DESCRIPTION

For Sale by Online Auction

Bidding takes place on the Auction Agent website on Tuesday 18th August 2026 at 12:00pm.

Auction Agent is delighted to offer this spacious three-bedroom mid-terrace home, ideally positioned in a popular residential location close to the heart of Burnley. Offering generous accommodation across three floors, a large cellar, and excellent transport links, this property represents an outstanding opportunity for first-time buyers, owner-occupiers, and buy-to-let investors alike. Conveniently situated within easy reach of Burnley Town Centre, Turf Moor Football Stadium, Burnley Central Railway Station, local schools, shops, and everyday amenities, the property also benefits from excellent road links via the M65, providing straightforward access to the M6, M66, Manchester, Preston, and surrounding areas.

The accommodation briefly comprises a bright and welcoming lounge, kitchen and access to the enclosed rear yard, two generously proportioned bedrooms and a family bathroom on the first floor, together with a spacious third bedroom occupying the second floor. In addition, the property benefits from a substantial cellar, providing excellent storage or potential for a range of alternative uses, subject to any necessary consents.

Whether you're looking to take your first step onto the property ladder, expand your investment portfolio, or purchase a well-located family home, this chain-free property offers fantastic potential in a sought-after location.

Guide Price: £80,000-£120,000

The legal documentation will be made available on the Auction Agent website as soon as it is received. Buyers should also check the auction listing regularly for any updates, amendments, or additional information relating to the property before the auction concludes.

AUCTION AGENT

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Reception 11' 11" x 12' 1" (3.64m x 3.69m)

Kitchen/Diner 15' 10" x 12' 10" (4.82m x 3.91m)

Utility room 11' 7" x 7' 10" (3.54m x 2.40m) MAX

Cellar 15' 8" x 15' 7" (4.77m x 4.76m)

Master Bedroom 12' 0" x 16' 1" (3.67m x 4.91m)

Family Bathroom 5' 4" x 11' 1" (1.62m x 3.39m)

Bedroom 2 11' 3" x 10' 6" (3.44m x 3.19m)

Bedroom 3 12' 0" x 16' 2" (3.65m x 4.92m)

Brochure Prepared

16/07/2026

EPC

Energy rating E

Tenure

Please see legal pack

Solicitor

TBC

Council Tax

Band A

General

1. All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Auction Agent Ltd and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

2. Bidding will commence on Tuesday 18th August 2026 and conclude on Wednesday 19th August 2026.

#auctionagent#auctionproperty#propertyinvestment#bargainproperty



Buyer's Premium

The buyer's premium on this lot is 2% of the purchase price plus VAT, or £2,995 plus VAT, whichever is greater.

Administration Fee

The administration fee on this lot is £495 plus VAT.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion of the sale.



Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.