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84 Cleavelands Road  
Burnley  
BB11 2LB

# SOLD

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## For Sale

- For Sale By Modern Auction - T&C's Apply.
- Subject To Reserve Price.
- Buyers Fees Apply.
- The Modern Method Of Auction - Online Bidding Available!
- View, Bid & Buy!

## Auction Guide £80,000

- Fixed Timescales For Exchange & Completion.
- Available For Sale With No Onward Chain Delay!
- Investment Potential - Large Three Bedroom End Terrace Property.
- Situated In Large Plot With Off Road Parking.
- Leasehold | Council Tax Band: B | EPC Rating: D.



Petty Real are delighted to present to the market this three-bedroom end-terrace property, occupying a generous plot on the ever-popular Clevelands Road, Burnley. Offered via the Modern Method of Auction in partnership with IAmSold, this home presents an excellent opportunity for investors and first-time buyers seeking a property with scope to add value.

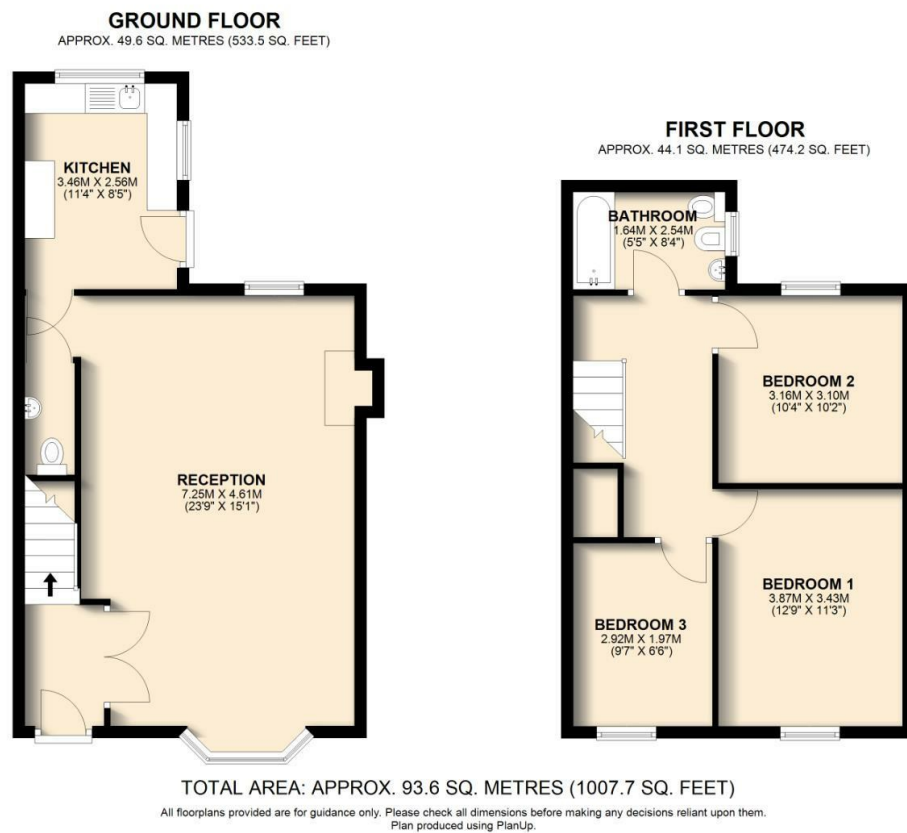
The property is available with a starting bid of £80,000, subject to a private reserve. A non-refundable reservation fee of 4.5% (minimum £6,600 inc. VAT) is payable by the successful bidder. All viewings are conducted through Petty Real, with offers and feedback managed by the auctioneer.

Internally, the accommodation begins with a spacious and versatile main living area accessed directly from the front entrance. This impressive room benefits from a bay window to the front and an additional window to the rear, flooding the space with natural light and offering flexibility for both lounge and dining furniture. To the rear, the kitchen provides worktop space to two walls, a small island unit and a sink positioned beneath the rear window. A conveniently located ground floor WC is situated beneath the staircase.

To the first floor, the master bedroom overlooks the front of the property and features fitted wardrobes and storage. Also to the front is bedroom three, ideal as a child's room, guest bedroom or home office. Bedroom two is positioned to the rear and offers a comfortable additional sleeping space. The family bathroom completes the first floor and comprises a three-piece suite including bath with overhead shower, wash basin and WC.

Externally, the property truly stands out, boasting a substantial side plot offering off-road parking, a garage and additional outdoor storage. This sizeable outdoor space provides excellent potential for future improvement.

An opportunity not to be missed for buyers looking to invest or create their next home.



**CLEVELANDS ROAD, 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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