

Because life is

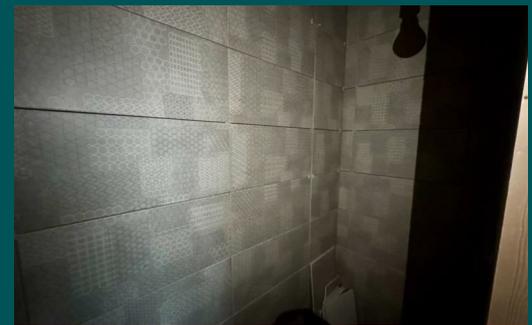
PettyTM
Real

4 Killington Street
Burnley
BB10 1TT



Petty
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

- For Sale By Traditional Auction - T&C's Apply.
- Subject To A Private Reserve.
- Buyers Fees Apply.
- 10% Deposit Payable - Immediate Exchange.
- 28 Days For Completion.

Auction Guide £60,000

- Two Bedroom Mid Terrace Property.
- Two Reception Rooms.
- Garden Forecourt & Rear Yard.
- Located A Short Walk From Burnley General Hospital.
- Leasehold | Council Tax Band: A | EPC Rating: E



Attention Cash Buyers!

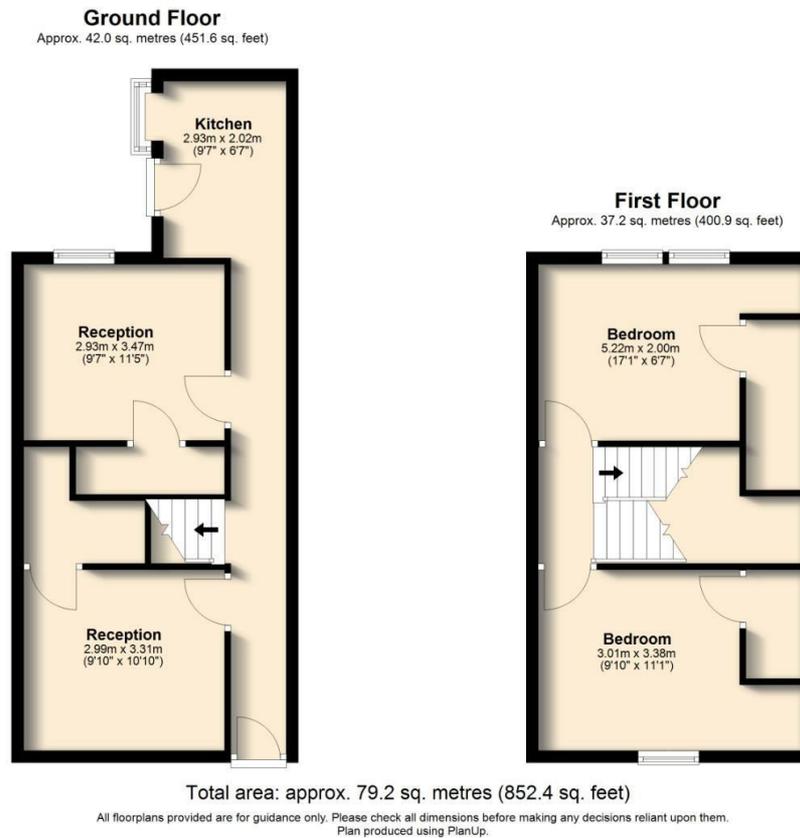
Petty Real are delighted to bring to market this well-presented two-bedroom mid-terrace property on Killington Street, Burnley. Offered for sale via the Modern Method of Auction in partnership with IAmSold, it provides an excellent opportunity for both investors and first-time buyers seeking a property with great potential and strong future appeal.

The home briefly comprises two generous reception rooms to the ground floor, offering flexible living or dining space, with an area to the rear suitable for installing a kitchen that overlooks the enclosed yard. To the first floor are two well-proportioned bedrooms, each offering scope for an en-suite if desired, along with stairs leading up to an attic room that provides additional storage or potential for further development (subject to any required consents).

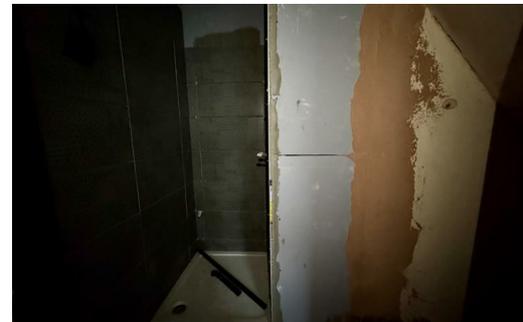
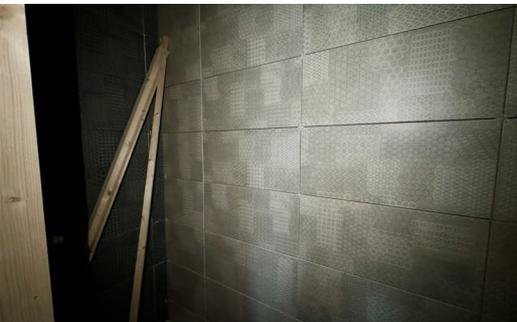
Externally, the property benefits from a low-maintenance rear yard, while its position places it within easy reach of excellent local amenities on Colne Road and Briercliffe Road, as well as Burnley General Hospital—ideal for those seeking convenience and strong rental demand.

The property is offered with a starting bid of £60,000, 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 to be arranged through Petty Real, with offers and feedback managed by the auctioneer.

A fantastic opportunity not to be missed—contact Petty Real today to arrange your viewing.



Killington 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.

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