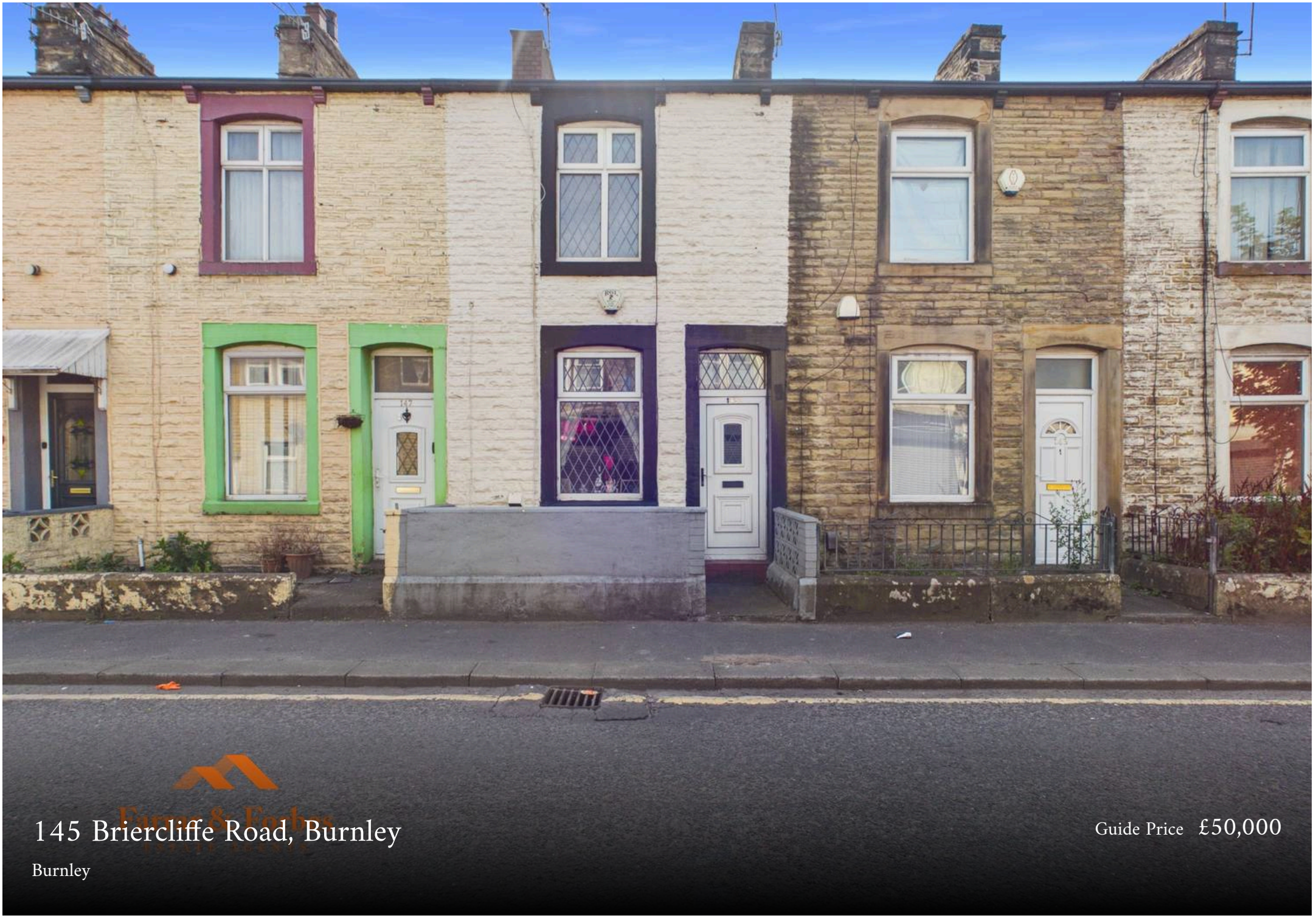
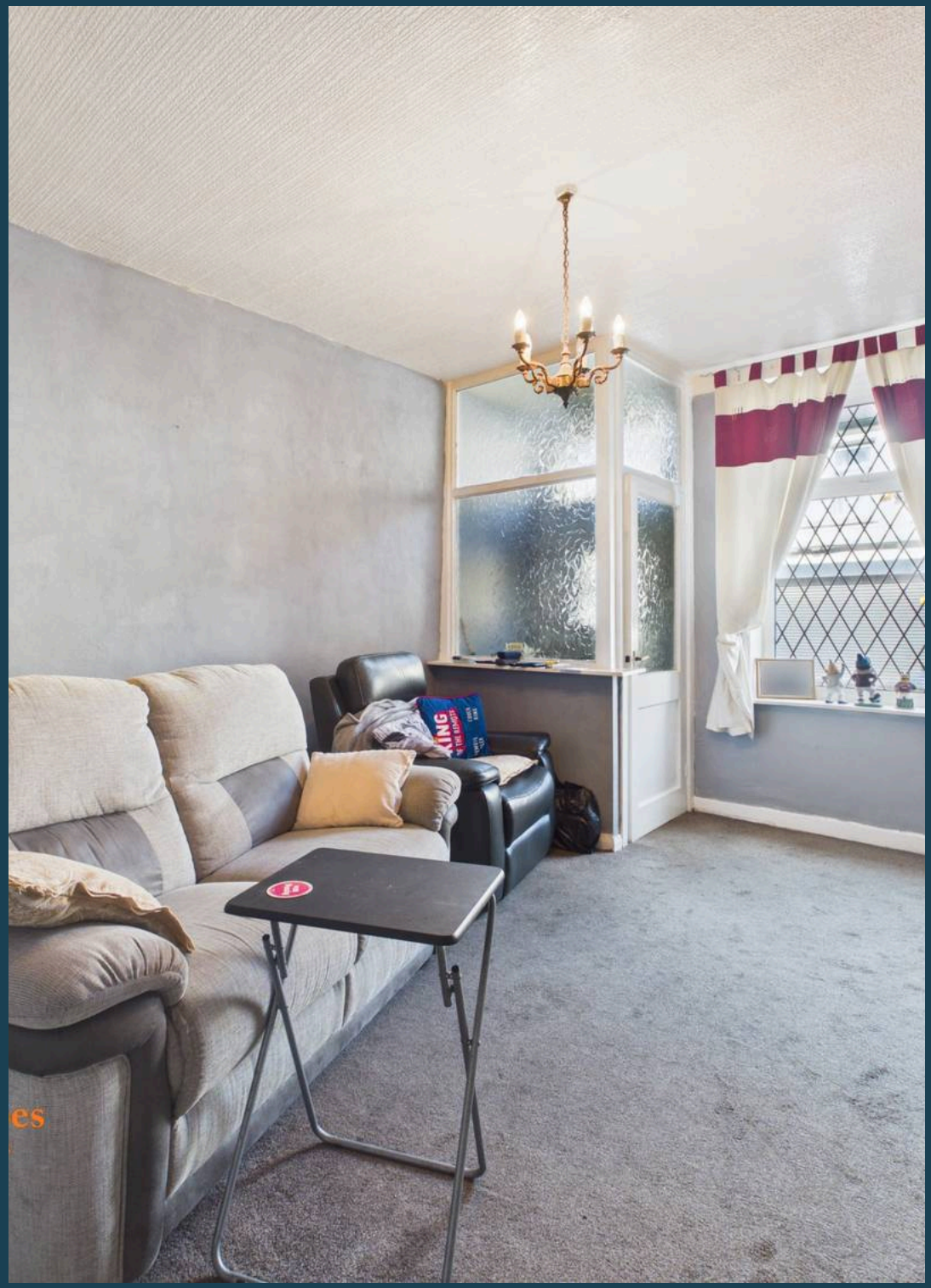


145 Briercliffe Road, Burnley

Burnley

Guide Price £50,000



145 Briercliffe Road

Burnley

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

This mid-terrace property is situated on Queensgate, Burnley, and offers spacious accommodation with excellent potential for further renovation and reconfiguration. Originally a three-bedroom home, alterations have been made to create an additional shower room, but with renovation works, the property could potentially be converted back to provide three bedrooms.

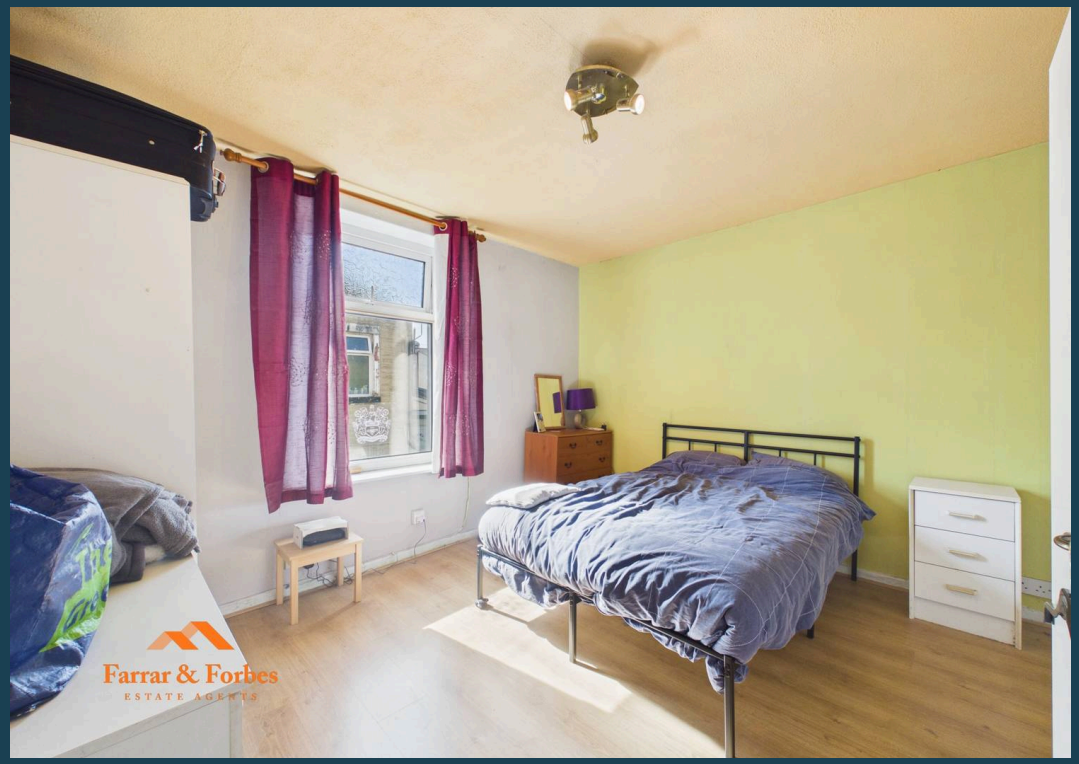
On entering, a vestibule leads into the main living room, which features a gas fire with a back boiler. To the rear is an L-shaped kitchen/diner, fitted with matching wall, base and drawer units, along with space for freestanding appliances.

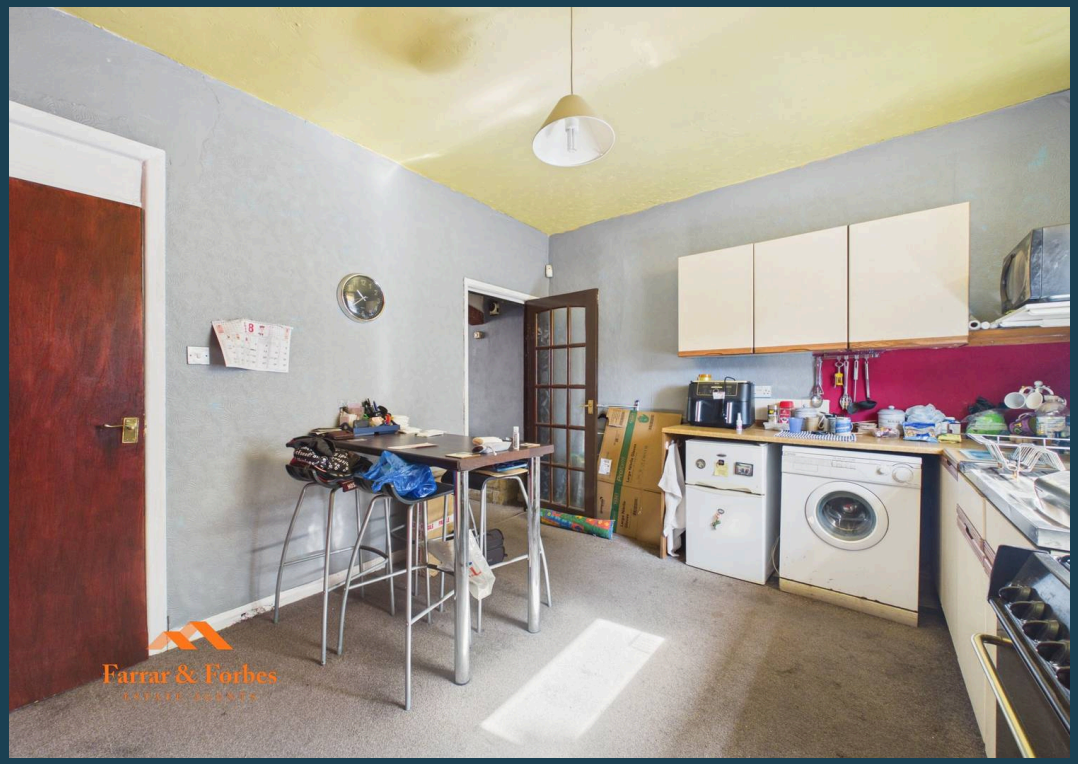
To the first floor, the property was originally arranged with two single bedrooms and a larger double bedroom. Adaptations have altered the layout, with one of the bedrooms converted into a shower room and the partition wall repositioned. With works, this area could potentially be reconfigured to restore two single bedrooms.

The separate WC has been updated with modern white panels, a low-level WC and hand wash basin, while the main double bedroom is positioned to the front of the property.

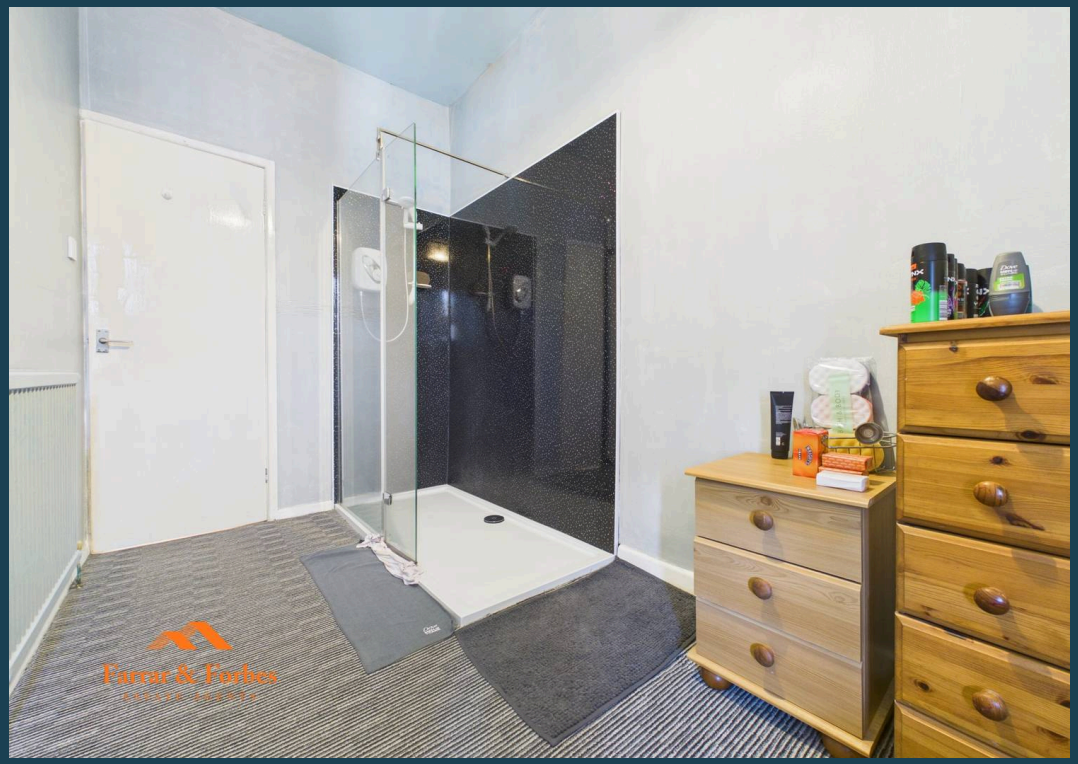
Externally, the property benefits from a private rear yard, providing a useful outdoor space.

With its existing accommodation and potential to reinstate the original three-bedroom layout, this property could be an ideal project for buyers looking to add value through renovation.


Farrar & Forbes
ESTATE AGENTS


Farrar & Forbes

Farrar & Forbes
ESTATE AGENTS


Farrar & Forbes

Approximate total area(1)

31.1 m²

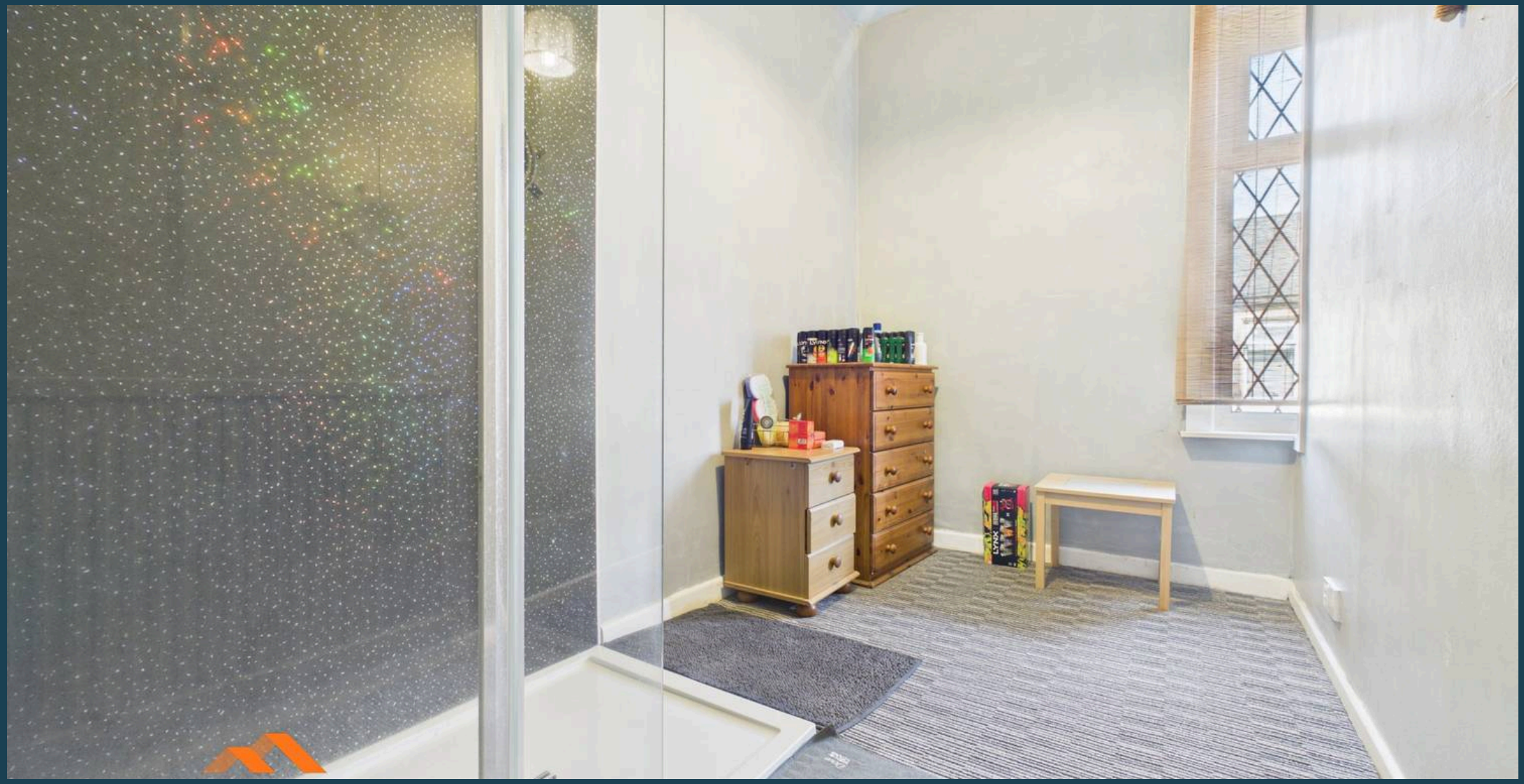
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

N E W S

Floor 0



Farrar & Forbes Estate Agents

Farrar & Forbes Estate Agents 1, Arcadia, Market Street - BB8 0HX

01282914042

info@farrarandforbes.co.uk

farrarandforbes.co.uk/