

Because life is

Petty  
Real™

15 Manchester Road  
Dunnockshaw  
Burnley  
BB11 5PW



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

- \*Available For Sale With No Onward Chain Delay!\*
- Three Bedroom End Terrace House With Huge Potential.
- Open Plan Reception Dining Space.
- Kitchen With Ample Counter Space.
- Four Piece Bathroom Suite.
- Modernisation Potential.

## Auction Guide £140,000

- Main Road Transport Links For Burnley & Manchester!
- Situated In The Picturesque Hamlet Of Dunnockshaw.
- Stunning Countryside Views & Walks On Your Doorstep.
- Leasehold | Council Tax Band: A | EPC Rating: TBC.



Petty Real are delighted to present for sale this spacious three-bedroom end of terrace property on Manchester Road, Dunnockshaw, Burnley — a superb renovation opportunity for the right buyer.

Occupying an enviable position with beautiful countryside views and scenic walks right on the doorstep, this property offers fantastic potential to create a charming family home in a highly desirable semi-rural location.

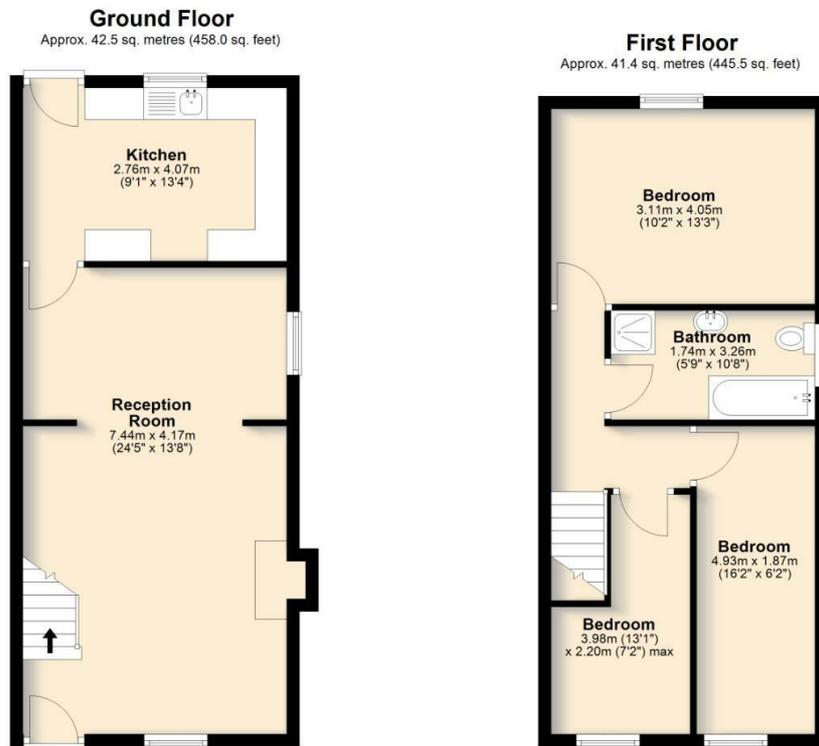
Upon entering, you are welcomed into an open-plan reception and dining area, creating a generous and versatile living space. The front reception benefits from a large window providing plenty of natural light and a feature fireplace with potential for a log burner, perfect for cosy evenings. To the rear, the dining area seamlessly connects to the kitchen, which features fitted units along three walls, offering good worktop and storage space with room for freestanding appliances.

To the first floor, you'll find two front-facing bedrooms, both ideal for use as children's rooms, guest bedrooms, or home offices. The family bathroom is positioned to the rear and includes a four-piece suite comprising a bath, walk-in shower, wash basin, and WC. Completing the first floor is the master bedroom, a spacious double enjoying uninterrupted countryside views to the rear – the perfect peaceful retreat.

Externally, the property benefits from an end plot position, offering scope for further enhancement, outdoor seating, or garden design to suit your taste.

This property represents an excellent opportunity to add value, transform, and create a long-term family home in a sought-after area surrounded by nature and rural charm, yet within easy reach of Burnley and surrounding towns.

Don't miss out – properties in this location with such potential rarely come to market. Arrange your viewing today with Petty Real and see the possibilities for yourself.



Total area: approx. 83.9 sq. metres (903.5 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

### Manchester Road, Dunnockshaw, 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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