

Because life is

PettyTM
Real

5 Hawes Terrace
Burnley
BB10 1UF



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

Auction Guide £75,000

- Attention Investors & Prospective Owner Occupiers.
- Two Bedroom Mid Terrace Property Located On Quiet Cul-De-Sac.
- Situated Close To Local Amenities & Burnley General Hospital.
- Freehold | Council Tax Band: A | EPC Rating: D.



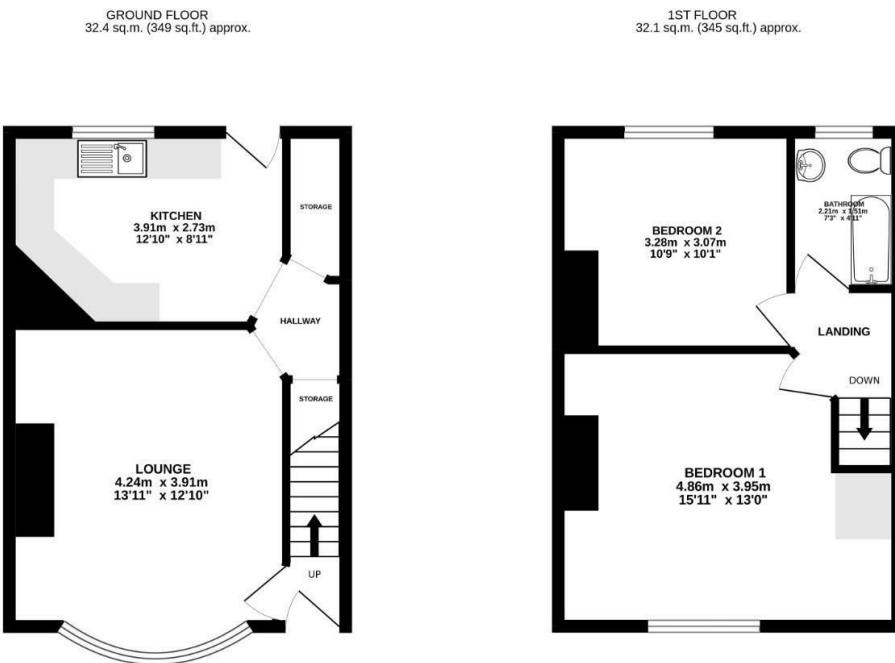
Petty Real are delighted to present for sale this two-bedroom mid-terraced property, ideally located on the ever-popular Hawes Terrace. Offered via the Modern Method of Auction in partnership with IAmSold, this home represents a fantastic opportunity for both first-time buyers and investors alike.

The property is available with a starting bid of £75,000, subject to a private reserve. A non-refundable reservation fee of 4.5% (minimum £6,600 including VAT) is payable by the successful bidder. All viewings are to be arranged through Petty Real, with all offers and feedback managed by the auctioneer.

Situated on a quiet cul-de-sac, the property enjoys a convenient location close to Burnley General Hospital and the wide range of amenities available along Briercliffe Road. Upon entering the home, you are welcomed into a spacious reception room to the left, featuring a large bay window that floods the room with natural light. This room serves as the main living area and offers ample space for sofas, a coffee table, TV stand and additional freestanding furniture.

To the rear of the property is the kitchen, which benefits from worktop space along the near, left and rear walls. The sink is positioned beneath the rear-facing window, providing views over the garden. Upstairs, the main bedroom is located at the front of the property and offers generous space for bedroom furniture. The second bedroom is situated across the landing and is ideal for a child's bedroom, guest room or home office. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.

Externally, the property benefits from a small forecourt to the front and a rear garden with a patio area directly outside the back door. This is an opportunity not to be missed – book your viewing today.



TOTAL FLOOR AREA: 64.5 sq.m. (694 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



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