

Because life is

Petty<sup>TM</sup>  
Real

290 Accrington Road  
Burnley  
BB11 5EU



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 £49,500

- Attention Investors & Prospective Owner Occupiers.
- Two Bedroom Mid Terrace Property With No Onward Chain Delay.
- Excellent Access To Local Amenities & Major Transport Links!
- Leasehold | Council Tax Band: A | EPC Rating: TBC.



Petty Real are delighted to present to the market this two-bedroom mid-terrace property situated on Accrington Road, Burnley. Offered for sale via the Modern Method of Auction in partnership with IAmSold, this home presents an excellent opportunity for investors and first-time buyers alike.

All viewings are to be arranged through Petty Real, with all offers and feedback managed by the auctioneer. The property is available with a starting bid of £49,500, subject to a private reserve. A non-refundable reservation fee of 4.5% (minimum £6,600 including VAT) is payable by the successful bidder.

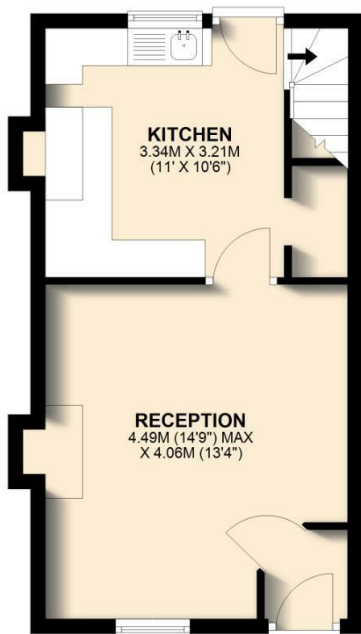
Externally, the property benefits from a small yard forecourt to the front and an enclosed rear yard with a useful outbuilding, providing additional storage.

Internally, the accommodation briefly comprises: upon entering, a spacious reception room offering ample space for a range of freestanding furniture, with additional room on either side of the chimney breast. To the rear is the kitchen, fitted with work surfaces along the back and side walls, with a range of base units and partial wall storage.

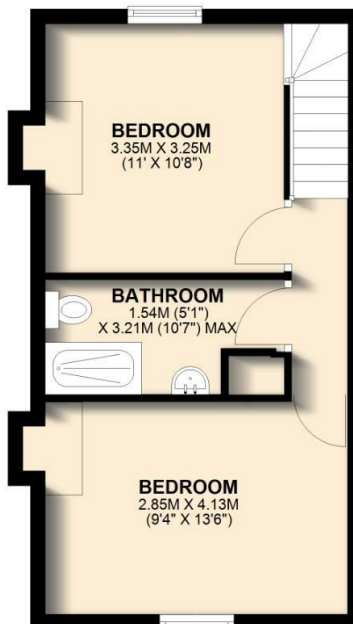
To the first floor are two well-proportioned bedrooms, both similar in size and offering flexibility for use as either a main or secondary bedroom. Completing the accommodation is a relatively modern bathroom, fitted with a low-level WC, wash hand basin and walk-in shower.

This property represents a fantastic investment opportunity with strong potential—early interest is highly recommended to avoid missing out.

**GROUND FLOOR**  
APPROX. 32.3 SQ. METRES (348.0 SQ. FEET)



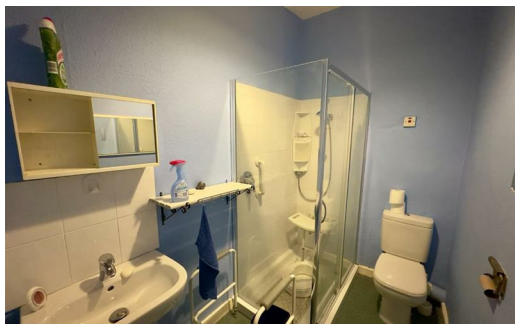
**FIRST FLOOR**  
APPROX. 32.6 SQ. METRES (350.4 SQ. FEET)



**TOTAL AREA: APPROX. 64.9 SQ. METRES (698.4 SQ. FEET)**

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

### ACCRINGTON 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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