



Hilton & Horsfall

BB11 1ER

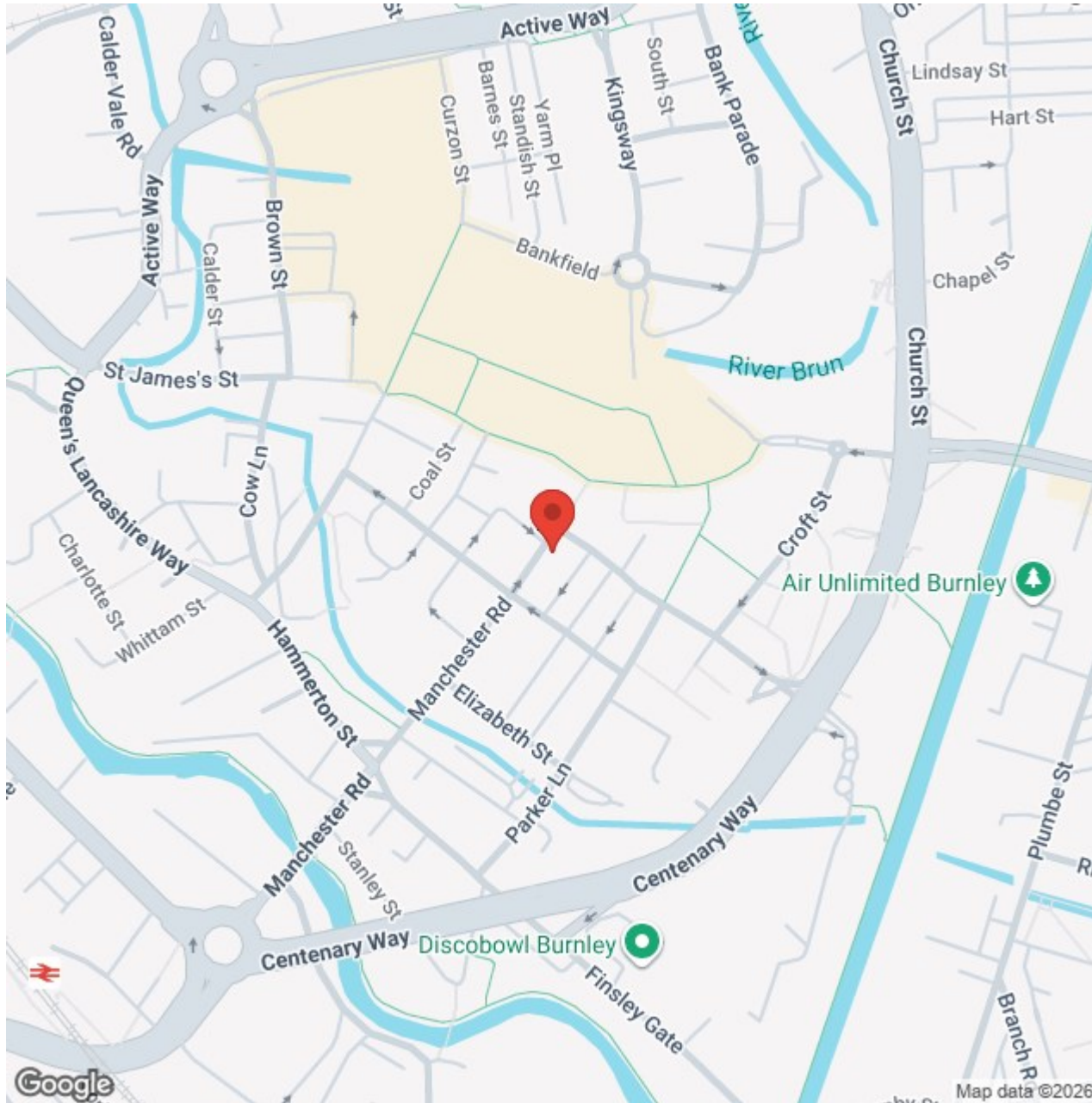
Ashworth House, Manchester Road, Burnley

By Auction £35,000

- One-bedroom apartment
- Open-plan living room and kitchen
- Modern bathroom suite
- Central hallway with storage cupboard
- Located within Ashworth House, Burnley town centre
- Currently tenanted (details available upon request)
- For Sale by Modern Auction – T & C's apply
- Buyers Fees Apply
- Subject to Reserve Price

Situated in the heart of Burnley town centre within the popular Ashworth House development, this one-bedroom apartment offers modern, low-maintenance living in a highly convenient location. The accommodation comprises an open-plan living room and kitchen, a double bedroom, a modern bathroom and a central hallway with useful storage. The apartment is currently tenanted, with tenancy details available upon request, making it an ideal opportunity for investors or those seeking a ready-made town-centre property. Ashworth House is well placed for local shops, amenities, transport links and Burnley bus and train stations, offering excellent accessibility for commuters and residents alike.







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Lancashire

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FIRST FLOOR

ENTRANCE HALL

A welcoming entrance hallway providing access to all rooms within the apartment. The hallway also benefits from a useful built-in storage cupboard, ideal for coats, shoes and general household storage, helping to keep the main living areas neat and uncluttered.

LIVING ROOM / KITCHEN 18'4" x 17'7" (5.61m x 5.36m)

A spacious open-plan living room and kitchen, offering a versatile layout ideal for modern town-centre living. The living area provides ample space for seating and dining furniture, with large windows allowing plenty of natural light and views across the surrounding area. The kitchen is fitted with a range of contemporary wall and base units, complemented by worktop surfaces and integrated cooking appliances. There is space for freestanding white goods, and the open-plan design creates a sociable environment, ideal for both everyday living and entertaining.

BEDROOM 12'7" x 8'8" (3.86m x 2.66m)

A well-proportioned double bedroom offering comfortable accommodation with space for a double bed and additional bedroom furniture. The room benefits from a

window providing natural light, creating a bright and welcoming atmosphere. Finished in neutral tones, the bedroom offers a calm and practical retreat within this centrally located apartment.

BATHROOM 7'10" x 4'10" (2.41m x 1.48m)

LOCATION

A modern and well-appointed bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and WC. The room is finished with contemporary tiling to the bath and shower area, complemented by neutral décor and ceiling spot lighting, creating a clean and practical space.

PUBLISHING

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PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the

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AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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OUTSIDE

Ashworth House is a centrally located development positioned within the heart of Burnley town centre. The building is conveniently placed for a wide range of local shops, amenities, cafés, leisure facilities and public transport links, making it ideal for town-centre living and investment purposes.



Bathroom
7'10" x 4'10"
2.41 x 1.48 m

Bedroom
12'8" x 8'8"
3.86 x 2.66 m

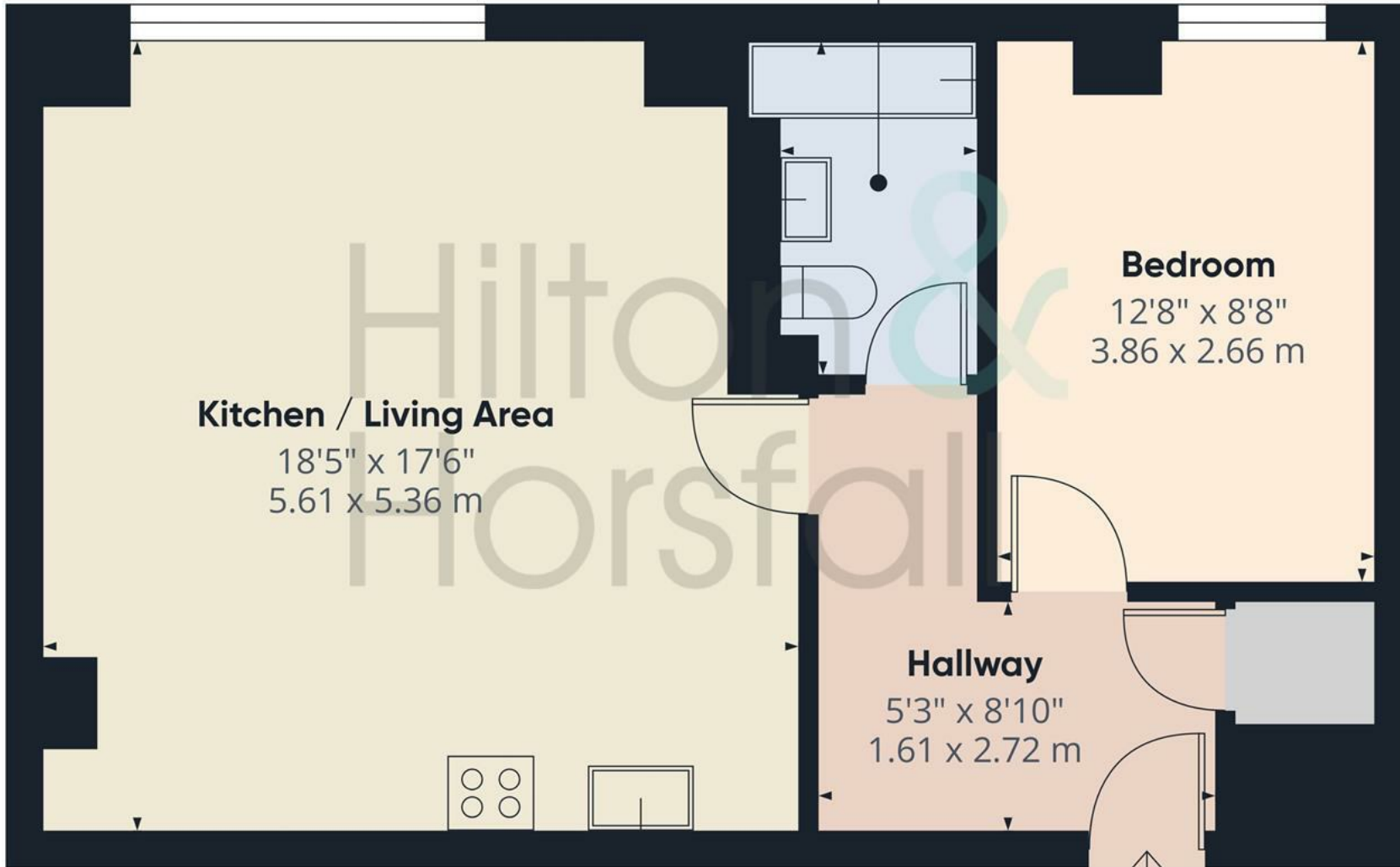
Kitchen / Living Area
18'5" x 17'6"
5.61 x 5.36 m

Hallway
5'3" x 8'10"
1.61 x 2.72 m

Approximate total area⁽¹⁾
529 ft²
49.1 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.







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