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Real

26 Rimington Avenue  
Burnley  
BB10 4JY



## 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!

Auction Guide £75,000

- Fixed Timescales For Exchange And Completion.
- Attention Investors & Prospective Owner Occupiers.
- Three Bedroom Mid Terrace Property With Great Potential.
- Close To Local Amenities & Burnley Football Club.
- Freehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present for sale this mid-terrace property on Rimington Avenue, Burnley. Offered via the Modern Method of Auction in partnership with IAmSold, this home presents an excellent opportunity for both investors and first-time buyers. All viewings are to be arranged through Petty Real, with offers and feedback managed by the auctioneer.

The property is available with a starting bid of £90,000, subject to a private reserve. A non-refundable reservation fee of 4.5% (minimum £6,600 inc. VAT) is payable by the successful bidder.

Externally, the property benefits from both front and rear garden spaces, ideal for entertaining extended family and friends or simply enjoying outdoor living.

Upon entering the property, you are welcomed into the main reception room, featuring a large front-facing window that allows plenty of natural light to fill the space. The chimney breast is positioned on the wall adjoining the kitchen, and the room offers ample space for a variety of freestanding furniture.

To the rear, the kitchen provides generous worktop space along the left-hand and rear walls, complemented by a range of wall and base units offering practical storage.

To the first floor, there are two evenly sized bedrooms, both flexible in use as the main or second bedroom, with the rear bedroom benefiting from integrated storage. A further room to the front of the property is ideal for use as a home office, nursery or child's bedroom. The bathroom comprises a three-piece suite including a bath with overhead shower, wash basin and WC.

This is an opportunity not to be missed and early viewing is highly recommended.

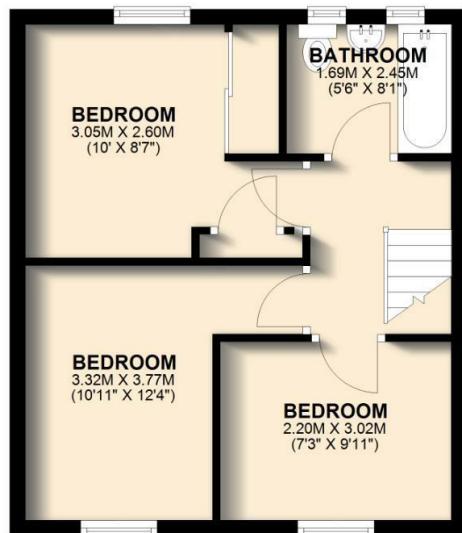
### GROUND FLOOR

APPROX. 36.0 SQ. METRES (388.0 SQ. FEET)



### FIRST FLOOR

APPROX. 40.4 SQ. METRES (434.5 SQ. FEET)



**TOTAL AREA: APPROX. 76.4 SQ. METRES (822.6 SQ. FEET)**

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

Plan produced using PlanUp.

### RIMINGTON AVENUE, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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