

Because life is

Petty RealTM

For Sale



118 Rossendale Road
Burnley BB11 5DH

£50,000



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



Key Features:

- Bay fronted mid terrace
- Ideal investment
- Two reception rooms
- Three piece bathroom
- No chain
- Excellent access to the M65
- Some TLC required
- Fitted kitchen
- Two bedrooms
- Early viewing recommended

Tenure:
EPC Rating: E
Council Tax Band:

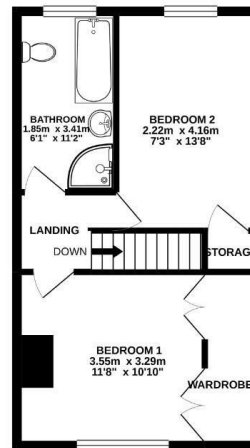


2 BEDROOM House - Terraced

GROUND FLOOR
39.9 sq.m. (430 sq.ft.) approx.



1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA: 76.7 sq.m. (825 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of built, finished, floors and other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Houghs (2022)

Main Description:

For Sale by Modern Method of Auction; Starting Bid Price £50,000 plus Reservation Fee.

*** ATTENTION BUY TO LET LANDLORDS!!! ***

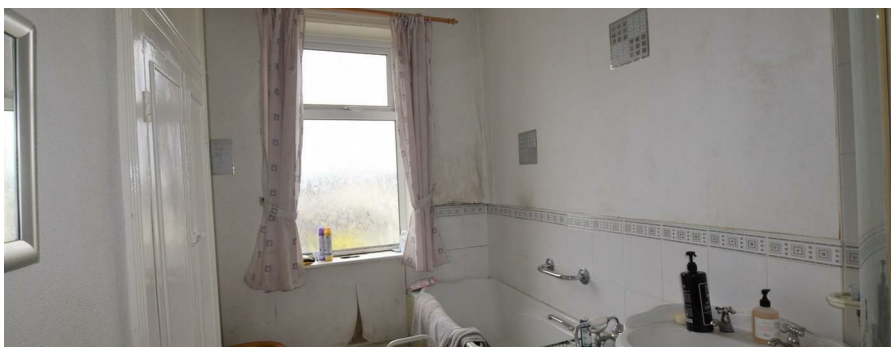
Spacious bay fronted mid terrace property is situated in the ever popular location on Rossendale Road, ideally placed for all the local town centre amenities Burnley and Padiham have to offer and only a 5 minute drive to the M65 motorway network linking into the M66 Manchester.

The accommodation comprises vestibule, hallway, lounge and living room, separate fitted kitchen with a range of matching wall, base and drawer units, tiled floor, oven & hob.

Ascending to the first floor there are two good sized double bedrooms and a three piece family bathroom suite in white which comprises of bath, wc & wash basin

Externally to the front is a forecourt and to the rear is a yard. The property is further complemented by the modern day comforts of gas central heating through a combination boiler and recently installed white UPVC double glazing.

Early viewing recommended not to miss out on this excellent investment opportunity!



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property