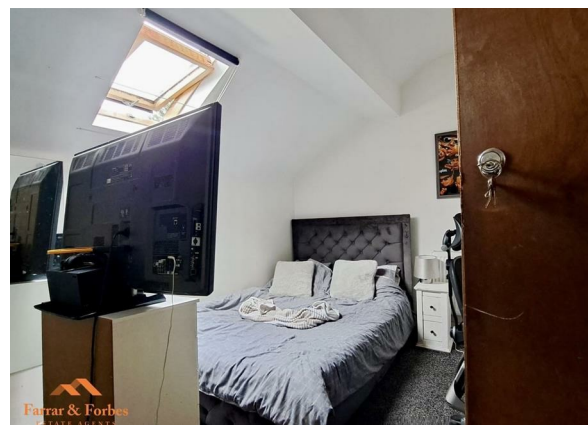
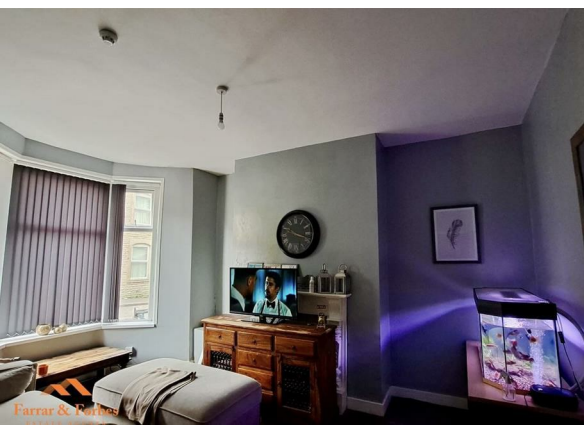
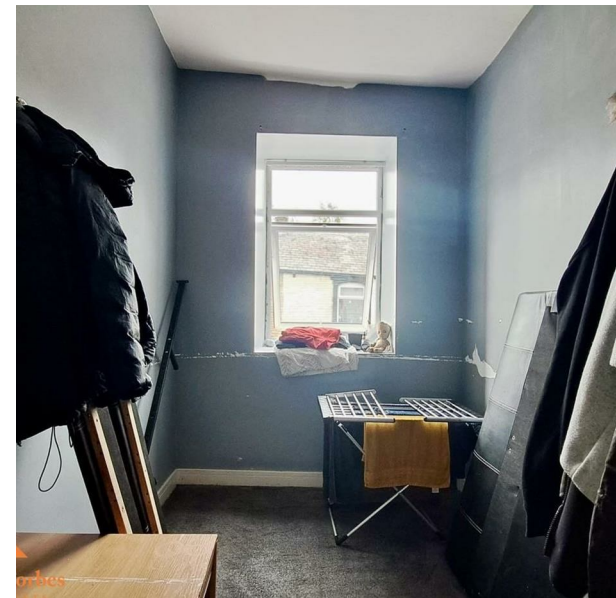


7 Willow Street, Burnley, BB12 0RE
Auction Guide £60,000
Council Tax Band:




Farrar & Forbes
ESTATE AGENTS

For Sale Via Modern Method Of Auction

Terms & Conditions Apply

Reservation Fee Applies

Subject To An Undisclosed Reservation
Price

Investor Opportunity

Designed as a HMO but currently let as a single tenancy, this property is home to a family paying £650 PCM. Situated close to Burnley Town Centre and fully renovated just over four years ago, it's an excellent investment prospect.

The ground floor comprises a welcoming front lounge, a separate dining room, and an extended kitchen fitted with matching white gloss wall, base, and drawer units, complemented by contrasting work surfaces.

On the first floor are two generous double bedrooms and a modern three-piece bathroom suite, featuring a low-level WC, pedestal hand wash basin, and a white panel bath.

The second floor offers two additional bedrooms and a further three-piece bathroom with a bath and overhead shower.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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