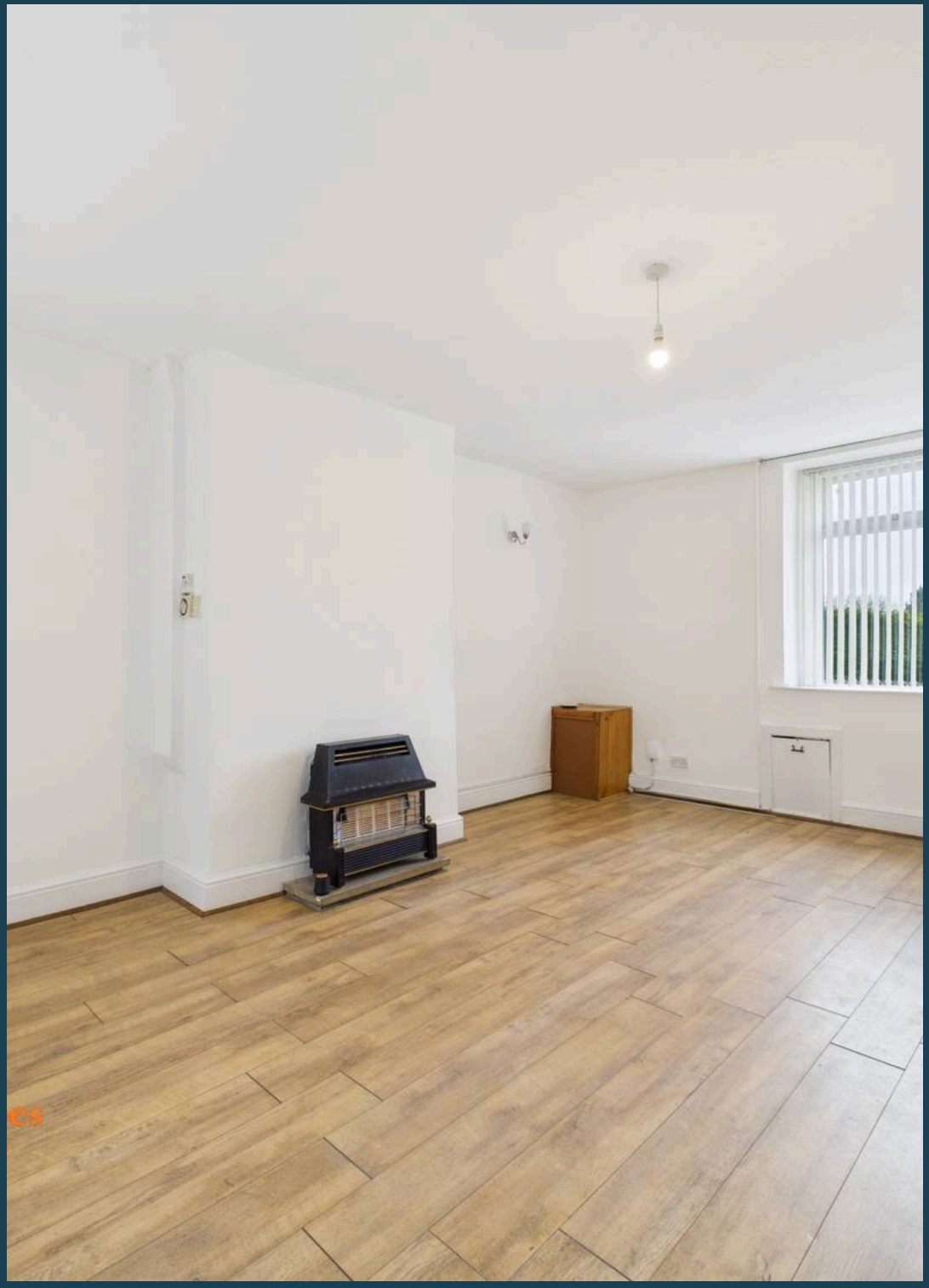


378 Briercliffe Road, Burnley

Burnley

Guide Price £80,000



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This attractive stone-built, two-bedroom end-terrace cottage is situated within walking distance to local shops, close to numerous primary schools, regular bus routes, Burnley General Hospital and the M65 motorway network, with the picturesque Briercliffe countryside also within easy reach.

As you enter, you are welcomed into a spacious lounge featuring a gas fire and windows to either side, allowing plenty of natural light to flood the room. The extended kitchen is fitted with matching wall, base and drawer units, contrasting work surfaces and integrated appliances, including a fridge and electric oven.

As you head upstairs, there are two bedrooms and an updated three-piece bathroom suite comprising a low-level WC, hand wash basin and a bath with an overhead shower.

Offering traditional character with scope for cosmetic enhancement, this charming cottage is ideal for first-time buyers, downsizers or investors looking for a buy-to-let opportunity.

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.

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.Presenting a fantastic investment opportunity, this two-bedroom terraced house is offered for sale via the modern method of auction (reservation fee applies).

- Modern Method of Auction
- Reservation Fee Applies
- Two Bedroom


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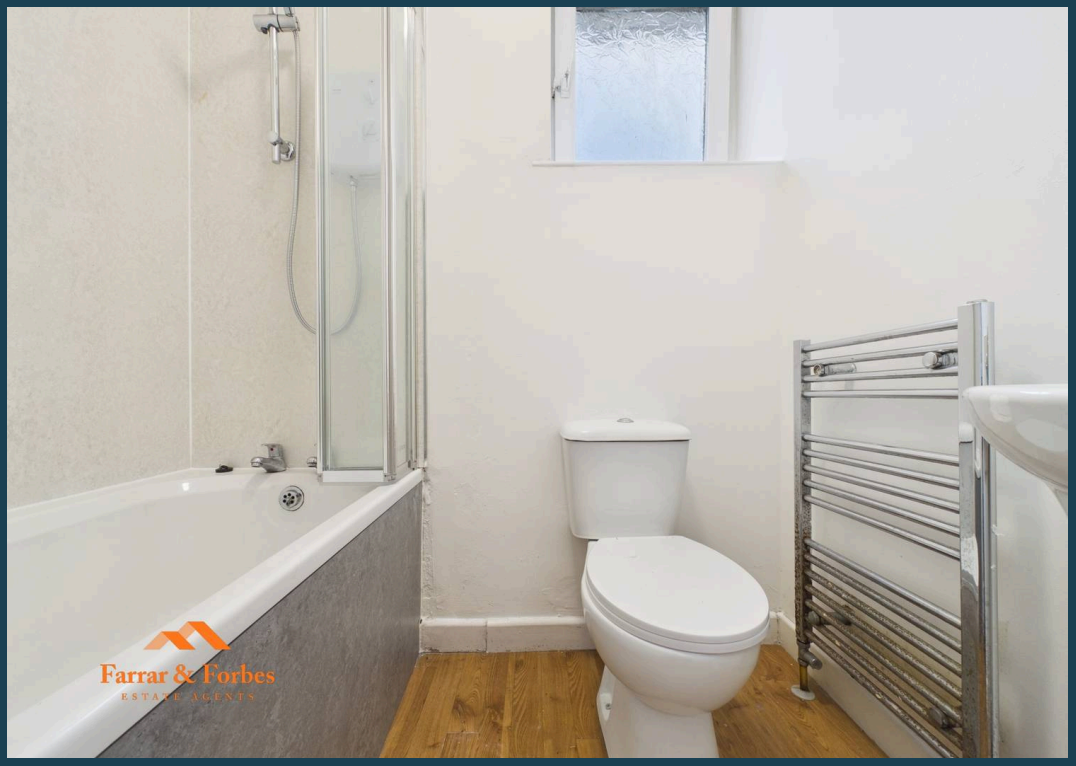
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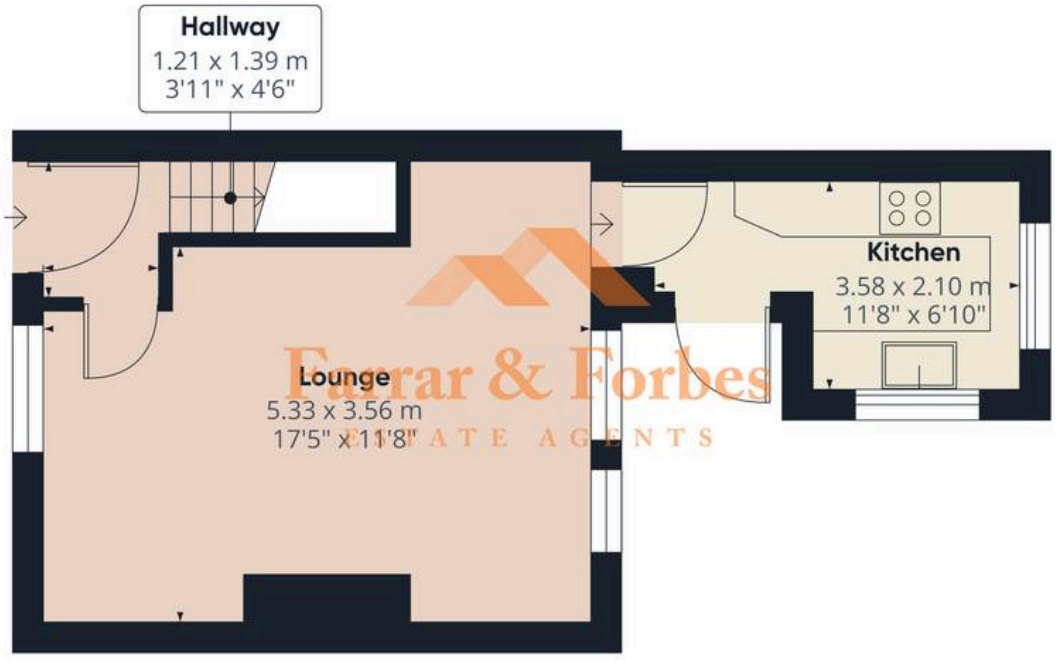

Floor 0



Floor 1



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Approximate total area(1)

50.9 m²

549 ft²

(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.

GIRAFFE360



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