



### 3 bed terraced house to buy in

Inglewhite Fold, Burnley, BB12 7EF

**£130,000** Starting Bid

 x3  x2  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Terrace Property
- ✓ Vacant Possession
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This three bedroom mid-terrace home offering spacious accommodation across two floors and excellent potential for buyers looking to add their own style and improvements.

The property opens into a welcoming entrance hall with access to a useful downstairs WC and staircase to the first floor. The kitchen is located to the front and offers a practical arrangement with fitted units and worktop space. To the rear, the generous living room provides a bright and versatile area for everyday family life, with sliding doors opening into the conservatory which creates valuable additional living space overlooking the garden.

To the first floor are three bedrooms and a family bathroom. Two of the bedrooms provide comfortable double accommodation, while the third room offers flexibility as a bedroom, nursery or home office.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden with decking and established planting.

The property would benefit from refurbishment and cosmetic improvement in places, presenting an excellent opportunity for buyers who are keen to personalise a home and add value over time. With a practical layout, generous living space and scope for enhancement, this property offers strong potential for first-time buyers, families and investors alike.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: Driveway

Year built: 1999

Construction materials: Brick and block

Roofing type: Asphalt shingles

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

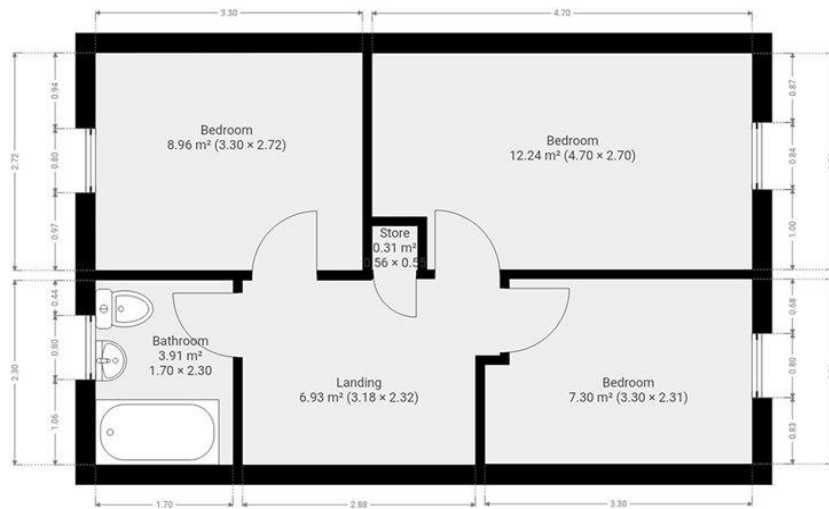
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Total Property Area: approx - 84.79 Sq Meters (912.68 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Inglewhite Fold, Burnley, BB12 7EF

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
[www.partneragents.co.uk](http://www.partneragents.co.uk)

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.

