

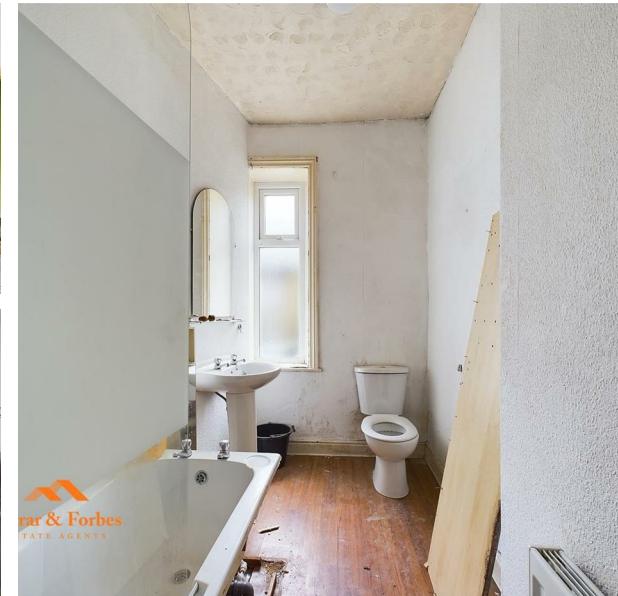
62 Laithe Street, Burnley, BB11 2LJ

Auction Guide £35,000

Council Tax Band:



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**Farrar & Forbes**  
ESTATE AGENTS

For Sale Via Traditional Method Of  
Auction

Terms & Conditions Apply

Reservation Fee Applies

Subject To An Undisclosed Reservation  
Price

\*\* Exciting Renovation Opportunity – Cash Buyers Only\*\*

This mid-terrace property offers the perfect opportunity to bring your vision to life—whether you're seeking an investment or a home to enjoy yourself. Located close to Burnley town centre, with convenient access to bus stops and train stations linking to Manchester, this property is ideally situated for commuters and local amenities.

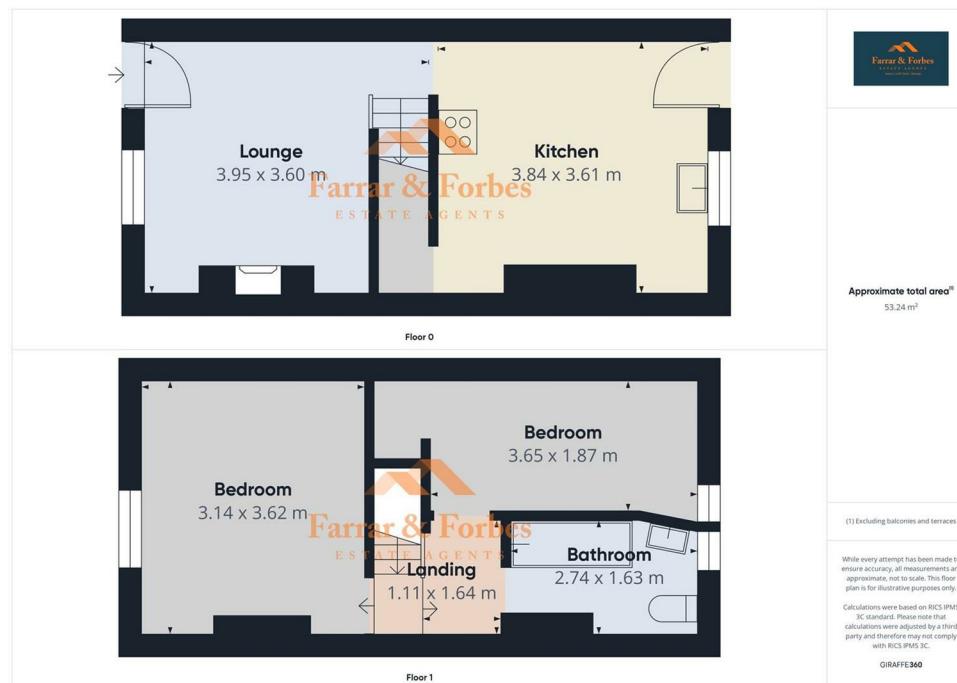
The ground floor features a cosy living room with a fire serving as a charming focal point. The kitchen has been stripped back and is ready for you to design your own space—whether you prefer to include a dining area, a central island, or a breakfast bar, the choice is yours!

Upstairs, you'll find two bedrooms and a three-piece bathroom, currently fitted with a low-level WC, pedestal hand wash basin, and a panelled bath with an overhead shower. There's also the potential to reconfigure the layout—by relocating the bathroom, you could transform this property into a three-bedroom home with two single bedrooms and one double.

Externally, the property includes an enclosed rear yard, offering private outdoor space.

With renovation work required, this is a fantastic blank canvas for those looking to add value and personal touches.

Don't miss this exciting opportunity—enquire today!



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