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Real

33 Grosvenor Street
Colne
BB8 0JP



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



For Sale

- Spacious mid-terrace
- Sought after location
- Full refurbishment required throughout
- Entrance hall
- Two reception rooms

Auction Guide £80,000

- Separate kitchen
- Three bedrooms (including attic)
- Rear yard
- No chain
- Ideal for investors or developers



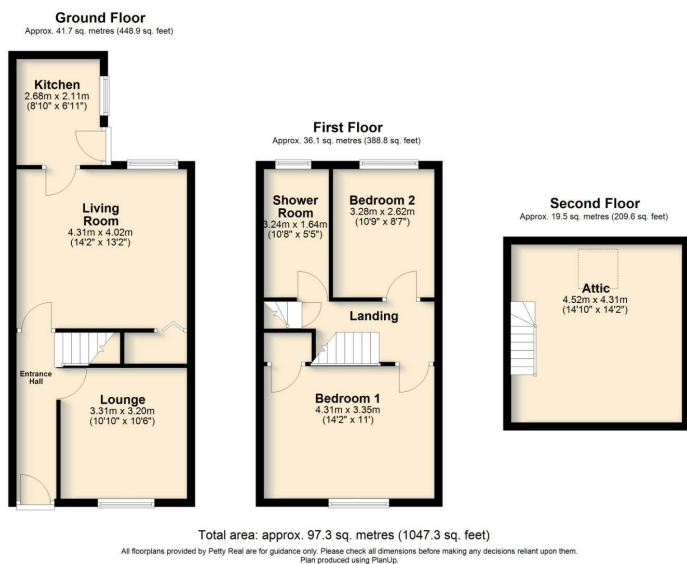
Situated on the ever-popular Grosvenor Street in Colne, this spacious three-bedroom mid-terrace offers an exciting opportunity for those looking to take on a full renovation project. With accommodation set over three floors, including an attic bedroom, the property is ideal for buyers seeking a home they can completely transform to their own taste.

The ground floor comprises two well-proportioned reception rooms, offering flexible living and dining options. Each room retains some original character and presents great potential for modernisation while maintaining the property's period charm.

To the rear, a galley-style kitchen awaits refurbishment, providing access to the rear yard. With the right vision, this space could be reconfigured or extended (subject to planning) to create a modern and functional family kitchen.

Upstairs, there are two bedrooms and a bathroom space on the first floor, while a staircase leads to the original attic, which could be transformed into a third bedrooms. Each level offers scope to rework layouts, upgrade fittings, and enhance value through improvement.

With its convenient location close to Colne town centre, local schools, and transport links, this property is a rare opportunity for investors, developers, or ambitious homeowners to create a stylish and spacious home from the ground up.



This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



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