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Real

14 Station Road  
Foulridge  
BB8 7LB



FOR SALE BY AUCTION - T&C APPLY  
SUBJECT TO AN UNDISCLOSED RESERVE PRICE  
RESERVATION FEE APPLICABLE  
THE MODERN METHOD OF AUCTION



## For Sale

- Spacious gable end terrace in Foulridge
- Requires full programme of refurbishment
- Ideal project with excellent family home potential
- Entrance hallway leading to main rooms
- Two good-sized reception rooms

## Auction Guide £80,000

- Kitchen area to the rear
- First floor with two double bedrooms
- Bathroom located off the back bedroom
- Attic third bedroom
- Garden forecourt to the front, rear yard with outbuildings





**\*\*AVAILABLE TO PURCHASE UNDER THE MODERN METHOD OF AUCTION - CASH BUYERS ONLY\*\***

This spacious gable end terrace on Station Road, Foulridge, offers an excellent opportunity for buyers seeking a project. In need of a full programme of refurbishment, the property holds plenty of potential to be transformed into a well-sized family home. Its generous layout and traditional character make it an attractive proposition for those looking to add value.

Upon entering, the hallway provides access to two good-sized reception rooms. These versatile living spaces could be adapted to suit modern family life, offering both comfort and functionality. To the rear of the property lies the kitchen area, which presents the chance to redesign and create a modern and practical cooking space.

The first floor boasts two spacious double bedrooms, providing ample accommodation for a growing family. The bathroom is located off the back bedroom, which may appeal to those wishing to reconfigure the layout as part of the renovation. With some thoughtful updating, this floor could offer both comfort and convenience.

A further attic bedroom adds to the property's appeal, creating a third generous sleeping space. This room could be used as a main bedroom, guest room, or even a home office, offering flexibility to meet the needs of the new owners.

Externally, the property features a garden forecourt to the front and a rear yard with outbuildings, providing additional storage. With its desirable location in Foulridge and scope for improvement, this gable end terrace represents an exciting opportunity for buyers ready to put their own stamp on a home.

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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