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5 Milford Street  
Colne  
BB8 9QH



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



## For Sale

- No onward chain for a smooth purchase
- Two-bedroom semi-detached home in a popular Colne location
- Spacious lounge diner with dual aspect
- Kitchen positioned adjacent to the lounge at the rear
- Entrance porch and central hallway

## Auction Guide £130,000

- Driveway parking and attached garage
- Store room to rear of garage – ideal for utility conversion
- Well-proportioned bedrooms and first-floor bathroom
- Manageable garden to the rear
- Excellent renovation opportunity for first-time buyers or investors



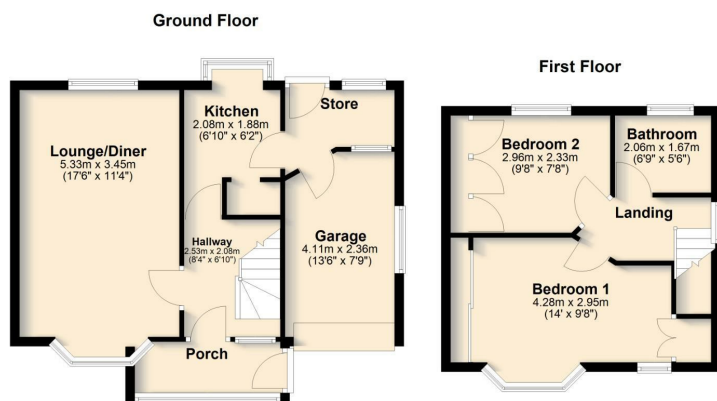
Situated in a well-established residential location in Colne, this traditional two-bedroom semi-detached home is offered for sale with no onward chain, making it an ideal opportunity for those looking for a straightforward purchase with potential. Set behind a pleasant front garden, the property benefits from a driveway providing off-road parking and an attached garage for further convenience.

A practical porch leads into a welcoming hallway, which connects the ground floor accommodation. The spacious lounge diner offers a comfortable and versatile living space, with a dual aspect allowing for plenty of natural light. Adjacent to this room, and positioned to the rear of the property, is the kitchen, conveniently located next to the lounge for ease of layout and future modernisation potential.

To the first floor are two well-proportioned bedrooms along with a bathroom, which offers scope for updating to suit individual tastes. Throughout, the property presents as dated, providing the perfect blank canvas for renovation and improvement.

Externally, the rear garden provides a manageable outdoor space ideal for relaxing or pottering. At the back of the garage is a useful store room which presents an excellent opportunity to convert into a utility room or workshop, subject to requirements.

A superb prospect for first-time buyers, downsizers or investors seeking a home they can personalise, in a sought-after and convenient Colne location.



Total area: approx. 77.5 sq. metres (834.5 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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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