

Because life is

PettyTM Real

67 Clayton Street
Colne
BB8 0HJ



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- FOR SALE BY AUCTION – T & C'S APPLY
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- RESERVATION FEE APPLICABLE
- THE MODERN METHOD OF AUCTION



For Sale

- Mid-terrace property in a popular location
- Entrance vestibule
- Comfortable lounge
- Spacious dining kitchen
- Two first floor bedrooms

Auction Guide £55,000

- Useful box room/home office
- Modern three-piece shower room
- Enclosed rear yard
- Useful external outbuildings
- Ideal for investors



Situated in a convenient and popular residential location in Colne, this charming mid-terrace property offers well-proportioned accommodation arranged over two floors, making it an ideal purchase for first-time buyers, small families or investors alike. Conveniently located close to local amenities, schools and transport links, the property offers excellent potential.

The accommodation begins with an entrance vestibule leading into a welcoming lounge, providing a comfortable space to relax and unwind. With ample room for furnishings and a pleasant atmosphere throughout, this reception room creates a cosy setting for everyday living.

To the rear of the property is a spacious dining kitchen, offering a practical and sociable environment for cooking and dining. With room for a dining table and fitted units providing useful storage and workspace, this room serves as the heart of the home and offers access to the rear yard.

To the first floor, the landing gives access to two well-proportioned bedrooms alongside a useful box room, ideal for use as a nursery, home office or dressing room depending on individual requirements. Completing the internal accommodation is a modern three-piece shower room.

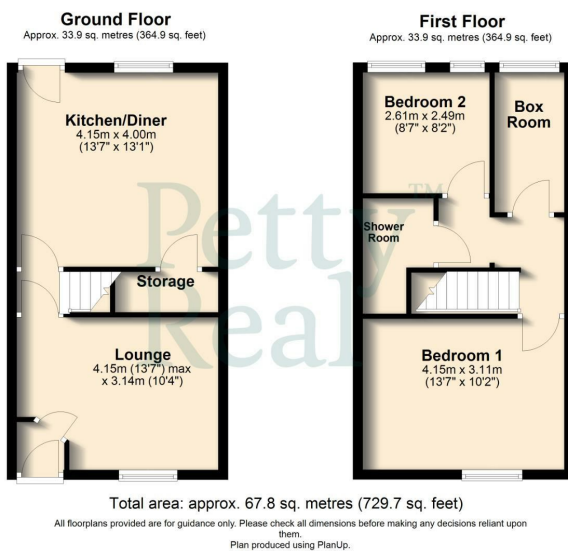
Externally, the property benefits from an enclosed rear yard with useful outbuildings, providing additional storage space. Offering comfortable accommodation with practical living space throughout, this home presents an excellent opportunity for a variety of buyers.

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.



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.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk