

Because life is

PettyTM Real

29 Hawley Street
Colne
BB8 8BA



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



For Sale

- Popular residential location in Colne
- Mid-terrace property
- Offered with no onward chain
- Front lounge providing comfortable living space
- Spacious rear dining kitchen

Auction Guide £45,000

- Two well-proportioned bedrooms
- Family bathroom with fitted suite
- Private rear yard for outdoor use
- Ideal for first-time buyers or investors
- Conveniently located near local amenities and schools



Located in a convenient and popular residential area of Colne, this well-presented mid-terrace property on Hawley Street offers practical and comfortable accommodation, making it an ideal choice for first-time buyers, downsizers, or buy-to-let investors. The property is offered for sale with no onward chain, allowing for a straightforward and efficient purchase.

The ground floor accommodation includes a welcoming lounge to the front of the property, providing a comfortable living space with a pleasant outlook. This room offers ample space for seating and is well suited to everyday living and relaxation.

To the rear is a spacious dining kitchen, offering plenty of room for cooking and dining. The layout provides good storage and worktop space, creating a functional and sociable environment ideal for modern living.

On the first floor, the property features two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for a range of buyers. These rooms are served by a bathroom fitted with a matching suite.

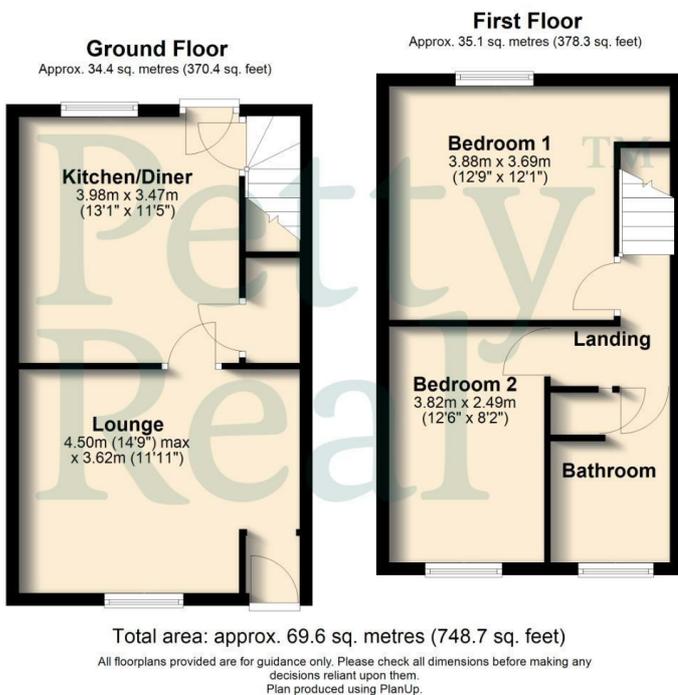
Externally, the property benefits from a private rear yard, offering low-maintenance outdoor space. Conveniently located close to local amenities, schools, and transport links, this home represents an excellent opportunity in a well-established area of Colne.

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.

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