





For Sale by Modern Method of Auction; Starting Bid Price £40,000 plus Reservation Fee. Providing an excellent investment opportunity this traditional stone built mid terrace house provides an ideal purchase for investors. The accommodation comprises on the ground floor an entrance hallway, lounge and dining kitchen which houses an attractive range of fitted wall and base units. On the first floor there are two bedrooms and a three piece bathroom suite. Externally there is an enclosed yard area to the front and rear. The property benefits from UPVC double glazing and gas fired central heating.

### LOCATION

Heading out of Burnley along Colne Road just before The Prairie Public House turn right onto Peart Street. Take your first left onto Haldane Street then an immediate right onto Ebor Street. The subject property can be identified by our For Sale board.

### DESCRIPTION

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A traditional stone built mid terrace with a garden forecourt located in the popular area of Colne Road and close to Schools, bus stops and local supermarkets. This is a perfect opportunity for investors or property developers.

This property is for sale by North West Property Auction powered by iam-sold Limited.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The North West Property Auction powered by iam-sold Ltd.

As you enter the property via the entrance vestibule into the entrance hallway located to the left is the living room which has UPVC double glazed window and gas central heating radiator. To the rear of the property is the dining room with gas fire and there is an extended kitchen fitted with white kitchen units, gas hob and integral oven. Taking the central staircase to the first floor and located to the front is the master bedroom and to the rear is a single bedroom. The bathroom houses a three piece suite in white comprising low level wc, wash basin and bath.

Externally is a garden forecourt and rear yard.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

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