

Because life is

PettyTM
Real

18 Wilkinson Street
Higham
BB12 9HE



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



For Sale

- Located on Wilkinson Street in the desirable village of Higham
- Two generously sized double bedrooms
- Two well-proportioned reception rooms
- Separate kitchen
- Three-piece bathroom suite

Auction Guide £140,000

- Gardens to both the front and rear
- Spacious and versatile layout
- Ideal for first-time buyers or downsizers
- Scope to add personal touches or modernisation
- Sought-after residential location



Tucked away on Wilkinson Street in the sought-after village of Higham, this attractive two-bedroom property presents an excellent opportunity for a wide range of buyers. Offering spacious living accommodation and well-balanced proportions, the home combines traditional charm with a practical layout, ideal for first-time buyers, downsizers, or those seeking a solid investment.

The ground floor features two generous reception rooms, providing flexibility for both living and dining arrangements. Each room is well lit with natural light and offers plenty of space for family gatherings or quiet evenings in. The separate kitchen is positioned to the rear and provides a practical space for everyday cooking while allowing scope for personal touches or modernisation.

Upstairs, the property benefits from two well-proportioned double bedrooms, both offering ample space for furnishings and storage. Completing the first floor is a three-piece bathroom suite, designed with practicality in mind and providing all the essentials for daily living.

Externally, the property boasts south facing gardens to both the front and rear, adding further appeal and offering private outdoor space to enjoy. The rear garden provides a pleasant area for relaxation, planting, or entertaining during warmer months, benefitting from countryside views.

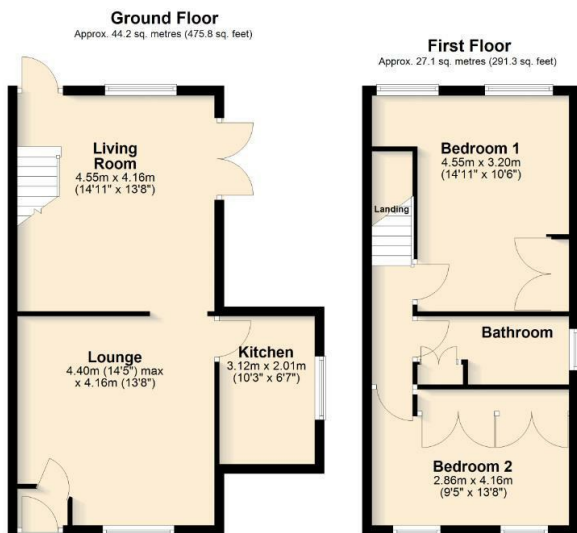
This property represents a fantastic opportunity to purchase a spacious home in a popular residential location. With its versatile layout and attractive outside space, it is well worth a viewing to appreciate its full potential.

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.



Total area: approx. 71.3 sq. metres (767.1 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



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 615900
Barrowford.sales@pettyreal.co.uk

www.pettyreal.co.uk