

Because life is

# Petty Real™

# For Sale



29/31 Pendle Street  
Padiham BB12 7EY

£115,000



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## Key Features:

- Unique detached property
- Potential for re-development or business usage
- 2 Reception rooms
- Large brick built store
- Substantial plot with gated access
- 4 Bedrooms
- Substantial open plan reception room to LGF
- Viewing recommended

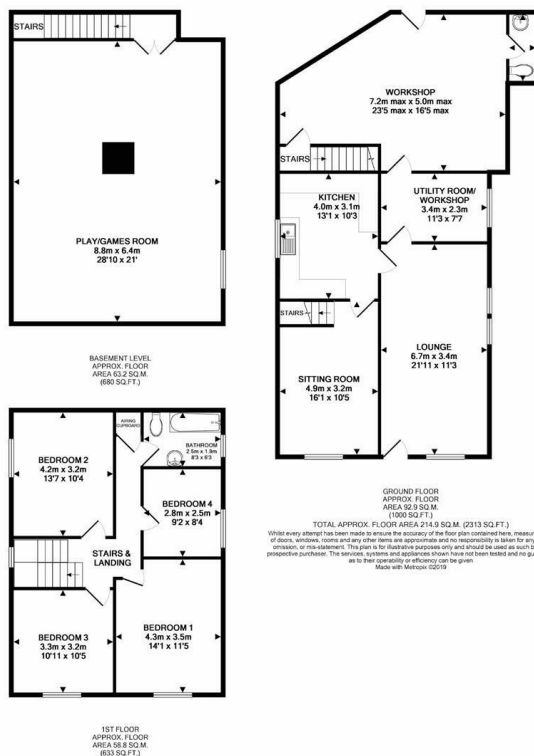
Tenure:

EPC Rating: F

Council Tax Band: B



# 4 BEDROOM House - Detached



## Main Description:

For Sale by Modern Method of Auction; Starting Bid Price £115,000 plus Reservation Fee.

This unique property comprises a stone built four bedroom detached property together with two reception rooms, fully fitted kitchen, workshop/utility room and a three piece house bathroom suite. Additionally there is a substantial brick built lean-to store to the rear and cloakroom housing a two piece suite. On the lower ground floor there is a substantial open plan reception room providing flexible usage dependent on purchaser's requirements.

The property occupies a substantial plot with gated access to the front and to the rear and lends itself perfectly for re-development or potentially for business usage. We understand the property has been historically utilised as a taxi carriage office and a former pop works. Purchasers will need to satisfy themselves with relation to the necessary planning consents being obtained.

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

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.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property