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35 Wellhouse Road  
Barnoldswick BB18 6DB



For Sale by Auction

£60,000



Oozing natural charm and character this period cottage property occupies a convenient location within comfortable walking distance of Barnoldswick town centre and all local amenities.

A full renovation program is now required on the property providing purchasers with an exciting blank canvas and a exciting opportunity to create their own 'Grand Design'

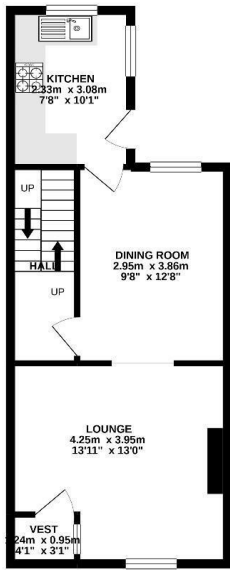
The accomodation is arrange over two floor consisting of two receptions, separate kitchen and a spacious inner hall with access to a small cellar. On the first floor are two double bedrooms together with a 3 peice bathroom.

The property is complimented by the Modern day comforts of gas fired central heating and UPVC double glazing.

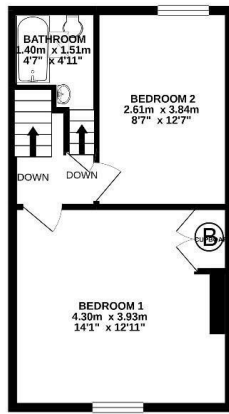
Externally there is a larger than average patio to the front which enjoys a particular attractive aspect and to the rear there is a small enclosed yard.

# 2 BEDROOM House - Terraced

GROUND FLOOR  
40.1 sq.m. (452 sq.ft.) approx.



1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, exact measurements of rooms, windows, doors and any other features are not guaranteed and are for guidance only. The plan is to illustrate approximate only, and should be used as such by the prospective purchaser. The architect, quantity and valuer are not liable for any errors or omissions in this plan, and the buyer should verify all measurements and details on site before purchase. Please refer to the contract documents for further details.

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.

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

## Main Description:

Oozing natural charm and character this period cottage property occupies a convenient location within comfortable walking distance of Barnoldswick town centre and all local amenities.

A full renovation program is now required on the property providing purchasers with an exciting blank canvas. The extended accommodation currently comprises on the ground floor of a lounge with an open plan arrangement leading to a dining room, there is a spacious inner hallway with return staircase ascending to the first floor together with a small cellar. The extended kitchen houses a good arrangement of matching wall base and drawer units.

Presently on the first floor there is a double bedroom to the front and a further double bedroom to the rear of the property there is a small flight staircase leading to the bathroom which houses a three piece suite consisting of a low-level WC and wash basin panel bath.

The property is complimented by the modern day comforts of gas fired central heating and UPVC double glazing.

Externally there is a larger than average patio to the front which enjoys a particular attractive aspect and to the rear there is a small enclosed yard.

## Key Features:

- Period Cottage
- Exciting Blank Canvas
- Extended Kitchen
- 3 Peice Bathroom
- Close to Amenties
- Renovation Required
- Two Reception Rooms
- Two Double Bedrooms
- Patio Garden Forecourt
- GFCH & UPVC dg

**Tenure: Freehold**  
**EPC Rating:**  
**Council Tax Band: A**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
102-210k A		102-210k A	
81-101k B		81-101k B	
61-80k C		61-80k C	
41-60k D		41-60k D	
21-40k E		21-40k E	
1-20k F		1-20k F	
1-20k G		1-20k G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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