

Because life is

Petty  
Real™

Fern Bank Roseland Avenue  
Brierfield  
BB9 5RR



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



## For Sale

- For Sale By The Modern Method Of Auction
- Semi-Detached
- Four Bedrooms
- Two Reception Rooms
- Large Kitchen Diner

## Auction Guide £250,000

- Utility Room
- Large Double Garage
- Extensive Garden
- Quiet Residential Area
- Full Of Original Features



\*For Sale By The Modern Method Of Auction\*

\*Large garden with potential to build a detached dwelling, subject to planning permission\*

A four-bedroom, semi-detached dwelling, located in a quiet residential area of Brierfield, adjacent to woodland, close to accredited schools and a short drive to the M65 with transport links to Manchester and Preston.

A substantial property with spacious living accommodation full of original features, this would be ideal for a growing family or investor looking for a renovation project.

The ground floor comprises an entrance vestibule leading into an impressive central hallway with, stained glass windows, original cornices and wooden flooring which flows through the ground floor. Off the hallway is a large utility room with fitted cupboards and a cloakroom adjacent.

To the front of the property is a substantial lounge with dual aspect windows, a large bay window and an intricate wooden fireplace with gas fire. There is also a formal dining room with patio doors leading to the front garden.

The spacious kitchen/diner boasts matching wall, base and drawer units with contrasting work surfaces, a large pantry cupboard and useful under stair storage with plenty of space for a range style cooker and American fridge/freezer.

To the first floor are four generous-sized double bedrooms with two benefitting from an en-suite shower room. The larger two bedrooms are set at the front of the house, both with large windows letting in an abundance of light and ample built-in wardrobe space.

The family bathroom comprises a white three-piece suite including a low-level WC with hidden cistern, washbasin with vanity unit, panelled bath with overhead shower and useful storage cupboard.

Externally there is an extensive garden with gravelled area to the front and a mature garden to the side that leads into the large rear garden with lawned area.

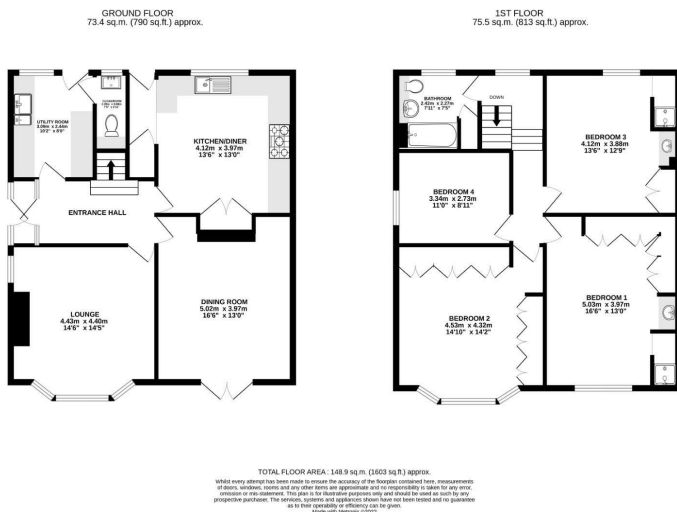
Included with the property is a large double garage set towards the edge of the property

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk