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Real

51 William Street
Colne
BB8 0HH



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



For Sale

- Mid-Terrace
- Two Bedrooms
- Kitchen/Diner
- Quiet Residential Area
- Short Walk To Local Amenities

Auction Guide £40,000

- UPVC Double Glazing
- New Boiler in 2020
- Fully Re-wired in 2020
- Ideal For Landlords & Investors
- Tax Band - A



****FOR SALE BY THE MODERN METHOD OF AUCTION - Starting Bid Price £45,000 plus Reservation Fee****

*****Please Note the property is still going through first registration with land registry and the transaction may take longer than 56 days. The winning bidder must allow flexibility on timescales to fit in with Land Registry processes.*****

Located in a quiet residential area, this two bedroom, mid-terrace property is a short walk to Colne Town Centre with all the local amenities on offer, schools and good travel links. This property would present an ideal purchase for landlords and investors looking for a buy-to-let property or first-time buyers looking to gain a foothold on the property ladder.

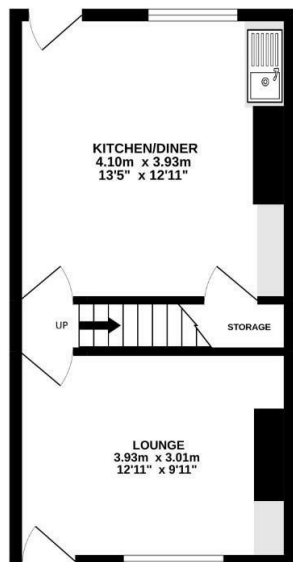
The accommodation briefly comprises on the ground floor a good-sized lounge accessed by a UPVC double glazed door and boasting a large window letting in an abundance of natural light. An inner hallway with a staircase ascending to the first floor leads to a large kitchen/diner to the rear of the property with fitted cupboards within the alcove, stainless steel sink and a useful under stair storage cupboard.

To the first floor a central landing leads to a generous double bedroom to the front of the property with an over-stair storage cupboard, a good sized single to the rear and a bathroom housing a three-piece suite comprising a low-level WC, pedestal wash basin, shower cubicle and a storage cupboard.

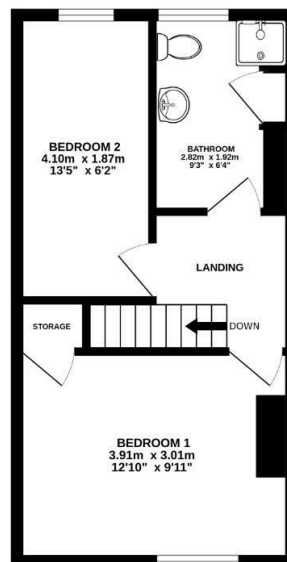
Externally there is an enclosed yard to the rear.

The property benefits from UPVC double glazing and has recently had a new boiler fitted and a full re-wire.

GROUND FLOOR
29.6 sq.m. (319 sq.ft.) approx.



1ST FLOOR
30.0 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA: 59.6 sq.m. (641 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or error of statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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