

Because life is

Petty  
Real™

11 Colne Road  
Earby  
BB18 6XB



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



## For Sale

- Spacious bay fronted mid terrace
- In need of refurbishment
- Popular location
- Near to amenities. Garage situated nearby
- Potential to be converted into a shop

## Auction Guide £65,000

- Hallway
- Two reception rooms
- Separate fitted kitchen
- Four piece bathroom
- Three bedrooms (incl attic)



**\*\*FOR SALE BY AUCTION\*\***

Spacious bay fronted mid terrace dwelling situated in a sought after location near to amenities and public transport links. The property requires some refurbishment and would make an ideal family home or could be possibly converted into a shop or office, subject to obtaining change of use.

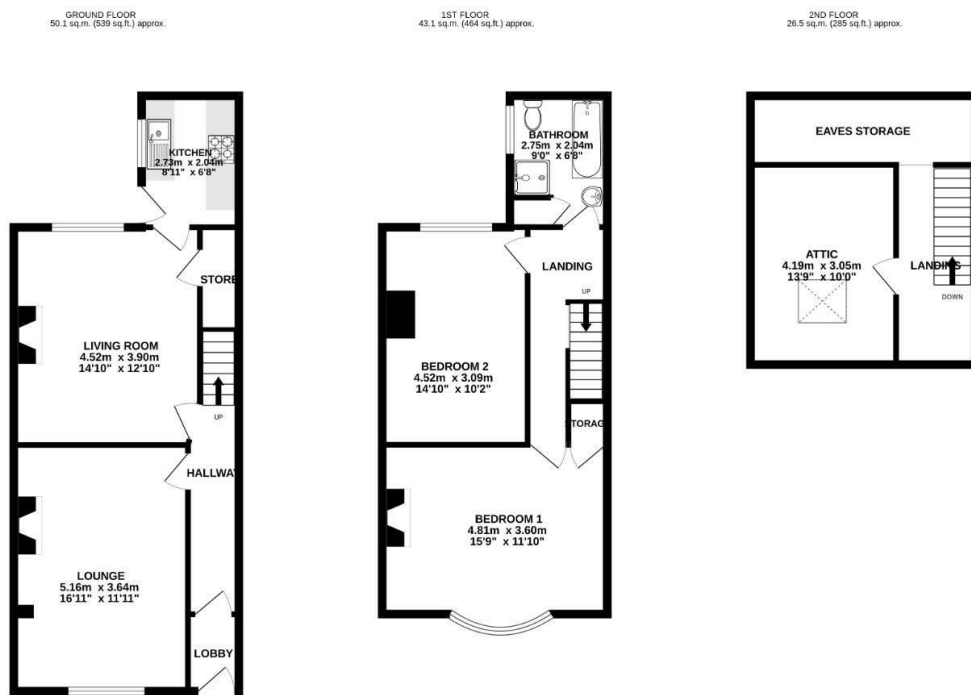
Comprising on the ground floor an entrance hall with stairs to the first floor, a light airy lounge with fireplace, 2nd generous living room, kitchen housing a range of fitted matching base and wall units, electric oven, gas hob with extractor fan over and stainless steel sink unit. Lean to extension provides access to the rear yard.

On the first floor a spacious landing gives access to a four piece bathroom comprising of bath, wash basin and wc, separate shower unit and built in airing cupboard. There are two double bedrooms. On the second floor is a double bedroom with spotlights, Velux & plenty of eaves storage.

Externally to the rear is a good sized rear yard.

The property benefits from the modern comforts of majority UPVC double glazing. There is also a garage available near by.

No onward chain



TOTAL FLOOR AREA: 119.7 sq.m. (1288 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-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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