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Real

17 Craven Street
Barnoldswick
BB18 6AY



- 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 home
- Well presented
- Ideal for FTB/investor
- 2 Double bedrooms
- Pleasant lounge

Auction Guide £70,000

- Dining kitchen with oven & hob
- Useful storage cellar
- 3-Piece bathroom in white
- Enclosed rear yard
- GFCH & UPVC dg



Welcome to this charming 2-bedroomed modern mid-terrace property located in the increasingly popular town of Barnoldswick. Situated in the heart of this vibrant community, within easy walking distance of amenities, this home offers light and spacious accommodation making it an ideal choice for first time buyers, families, professionals or anyone seeking a comfortable and stylish living space.'

On entering the house you are immediately greeted by a pleasant lounge with UPVC window to the front elevation and a feature fireplace housing a living flame coal effect gas fire in an attractive surround. The dining kitchen houses a range of fitted beech wood fronted wall, base and drawer units with dark complementary laminated working surfaces, tiled splash backs, built in electric oven with four ring gas hob and extractor canopy over, 1½ bowl single drainer sink unit with chrome mixer tap, space and plumbing for a washing machine, space for a dining table and UPVC door to the rear yard. A useful cellar offers superb storage.

To the first floor is a spacious landing with doors leading off to all rooms. The master bedroom is situated to the front and is an excellent sized double and has a decorative cast iron feature fireplace. There is a further double bedroom to the rear with gas fired wall mounted central heating boiler placed within a walk in cupboard. The family bathroom houses a white three piece suite with a Mira power shower with a chrome heated ladder style towel rail.

Externally, there is an enclosed yard to the rear with gated access.

The property would make an ideal purchase for a first time buyer or investor and internal viewing is recommended to fully appreciate this lovely home.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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