

Because life is

Petty RealTM

For Sale



10 Exchange Street
Colne BB8 0SQ

£50,000



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



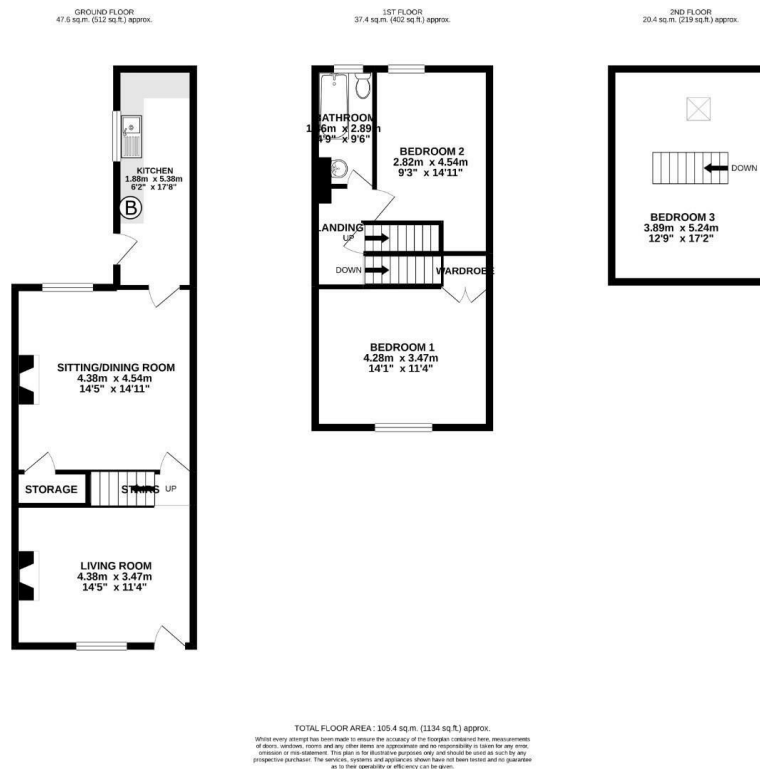
Key Features:

- Stone-Built
- Three Double Bedrooms
- Galley Kitchen
- Modernization Required
- Garden Forecourt & Rear Yard
- Mid-Terrace
- Two Reception Rooms
- Fantastic Potential
- Close To Colne Town Centre
- Virtual Tour Available

Tenure:
EPC Rating: D
Council Tax Band: A



2 BEDROOM House - Terraced



Main Description:

Stone-built mid-terrace property in the heart of Colne. Close to local amenities, bus stops, and a short walk to Colne Town Centre. Perfect for investors looking to add their own stamp or to start/grow their portfolio.

On the ground floor, the property briefly comprises a garden forecourt, living room with a gas fire, dining room with a gas fire and useful understairs storage, galley kitchen with matching wall, base and drawer units with a stainless steel sink/drain, and a private enclosed rear yard.

On the first floor, there are two double bedrooms, a stylish three-piece bathroom suite comprising a low-level WC, pedestal hand wash basin, and paneled bath with an overhead shower. There is a third bedroom with a skylight to allow in natural lighting.

There is fantastic potential to create the ideal family home. There is potential to achieve £575-£600 PCM once the works have been complete.



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