

Because life is

# Petty Real<sup>TM</sup>

2 Higher Reedley Road  
Brierfield  
BB9 5HA



- 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 end terrace
- Converted into two 1 bedroom flats
- Sought after location
- Ideal for a landlord or investor
- Ground floor flat is in turn key condition

## Auction Guide £79,950

- First floor flat requires full modernisation
- Both properties are on one title
- Rear yard
- EPC rating 59D 2 Higher Reedley road
- EPC rating 34F 227 Kings Causeway





2 Higher Reedley Road & 227 Kings Causeway, Brierfield

This spacious end terrace property, converted into two one-bedroom flats, presents a unique investment opportunity. Both flats are registered under a single title plan with the Land Registry, offering a seamless ownership experience. The ground floor flat is in turn-key condition, featuring an inviting entrance that leads into a comfortable lounge. It includes a spacious double bedroom, a modern shower room, and a fitted kitchen. Additionally, there is a yard that provides a private outdoor space, perfect for relaxation or storage.

In contrast, the first-floor flat requires full modernisation, making it an ideal project for those looking to add value through renovation. Accessed via entrance stairs to the first floor, this flat opens onto a landing leading to a lounge and a bedroom, offering potential for a cozy living space. The kitchen currently has no fixtures or fittings, allowing for a completely bespoke design tailored to the new owner's tastes. The flat also includes a bathroom and a separate WC, both of which are ripe for modernization.

Overall, this property offers a blend of immediate livability in the ground floor flat and significant potential in the first-floor flat. Its unique configuration and dual-living arrangement make it an attractive option for investors or homeowners looking to generate rental income while enhancing the property's value through refurbishment.

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](http://www.pettyreal.co.uk)