

Because life is

Petty<sup>TM</sup>  
Real

10 Salisbury Street  
Colne  
BB8 9JG



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



## For Sale

- Attractive mid terrace house
- Close to amenities & Schools
- Ideal for a landlord
- Lounge
- Dining kitchen

## Auction Guide £60,000

- 2 Bedrooms
- 3-Piece bathroom in white
- Garden forecourt, rear yard
- GFCH & DG
- Viewing recommended



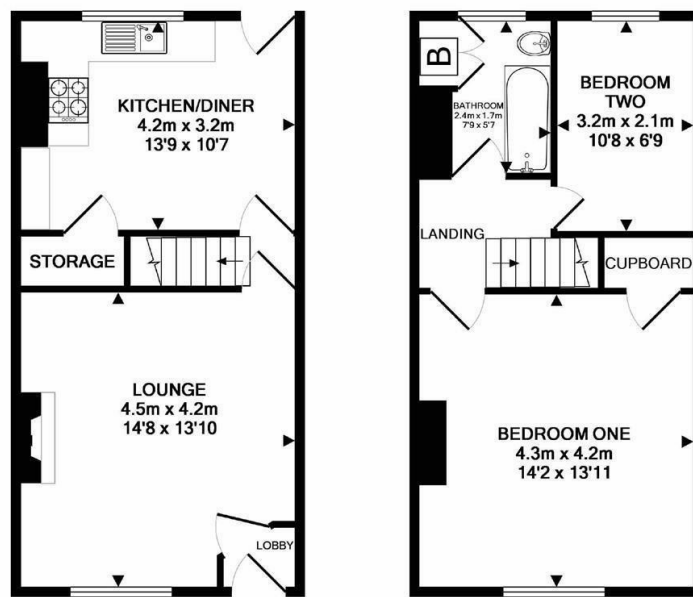
An attractive garden-fronted mid-terrace property, sold as an investment with a tenant in situ, currently paying £475 pcm, making it an excellent opportunity for landlords seeking immediate rental income.

Ideally located near the amenities of Colne town centre and within the local school catchment area, this well-maintained property offers spacious living accommodation arranged over two floors. The ground floor features an entrance lobby, a comfortable lounge, and a fully fitted dining kitchen—ideal for tenants looking for modern, practical living spaces. The property benefits from double glazing and gas-fired central heating, ensuring energy efficiency and low running costs for tenants.

The first floor includes a substantial double bedroom to the front, a single bedroom to the rear, and a three-piece bathroom suite in white. These features provide flexibility for renting to individuals, couples, or small families.

Externally, there is a low-maintenance enclosed rear yard. The property's location, within easy reach of transport links, shops, and dining options, further enhances its appeal to tenants.

With a tenant already in place and no onward chain, this investment is ready to provide a steady rental yield from day one, making it a perfect addition to any landlord's portfolio.



GROUND FLOOR  
APPROX. FLOOR  
AREA 35.4 SQ.M.  
(381 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 34.6 SQ.M.  
(373 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.0 SQ.M. (753 SQ.FT.)

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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