

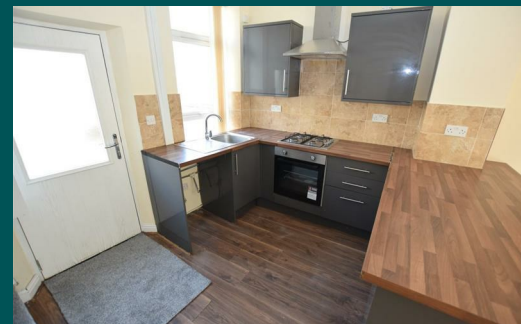
Because life is

PettyTM
Real

25 Walton Street
Colne
BB8 0EL



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



For Sale

- Stone built mid-terrace
- Town centre location
- Ideal for investor
- Walking distance of amenities
- Open plan lounge & kitchen

Auction Guide £50,000

- Two bedrooms
- Central heating & double glazing
- Three Piece Bathroom
- Rear Yard
- No chain



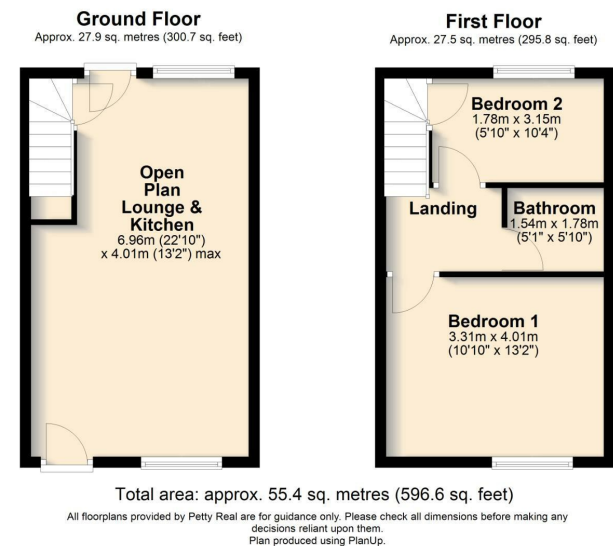
Located in a popular residential area just a short distance from Colne town centre, this attractive two-bedroom mid-terrace on Walton Street offers modern open plan living with a bright and welcoming feel throughout. It's an ideal choice for first-time buyers, downsizers, or buy-to-let investors.

The ground floor has been thoughtfully opened up to create a spacious, flowing layout that combines the lounge, dining area, and kitchen. This open plan design maximises space and light, offering a flexible living environment that's perfect for both everyday life and entertaining guests.

The kitchen is fitted with a range of modern units, coordinating worktops, and space for appliances. With ample room for a dining table and comfortable seating area, the layout is both practical and stylish. The neutral décor and quality flooring enhance the contemporary finish.

Upstairs, the property features two well-sized bedrooms, with the main bedroom positioned at the front of the house. The second bedroom offers versatility as a guest room, nursery, or home office. A sleek three-piece bathroom completes the first floor.

Outside, there is a private rear yard providing space for outdoor seating or storage. On-street parking is available to the front. The home is well placed for local amenities, schools, parks, and excellent transport links.



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.