

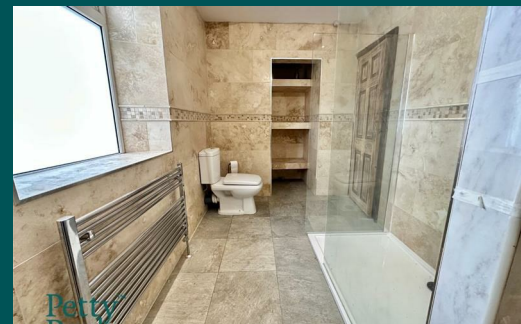
Because life is

Petty<sup>TM</sup>  
Real

1 Essex Street  
Colne  
BB8 0HB



FOR SALE BY AUCTION - T&C APPLY  
SUBJECT TO AN UNDISCLOSED RESERVE PRICE  
RESERVATION FEE APPLICABLE  
THE MODERN METHOD OF AUCTION



## For Sale

- End terrace property in Colne
- Located on Essex Street
- Comfortable lounge
- Fully fitted kitchen
- Useful cellar for storage

## Auction Guide £80,000

- Two well-proportioned bedrooms
- Modern four-piece bathroom
- Garden forecourt to the front
- Larger than average rear yard
- Ideal for first-time buyers or small families



This well-presented end terrace property on Essex Street, Colne, is an excellent opportunity for a wide range of buyers. Combining traditional character with modern updates, it offers generous living space in a convenient residential location close to local amenities and transport links. Its layout and features make it particularly appealing for first-time buyers, small families, or those looking to downsize.

The ground floor comprises a comfortable lounge, perfect for everyday relaxation or entertaining guests. A fully fitted kitchen is also located on this level, providing a practical and stylish space with ample units and work surfaces. From here, there is access to a useful cellar, offering additional storage or scope for further development.

On the first floor, the property provides two well-proportioned bedrooms, each offering a bright and welcoming atmosphere. Both rooms can easily accommodate a range of furnishings, making them suitable for family living, guest accommodation, or use as a home office.

A modern four-piece bathroom enhances the property further, featuring a bath, shower, hand wash basin, and WC. This contemporary addition ensures comfort and convenience, complementing the home's overall appeal.

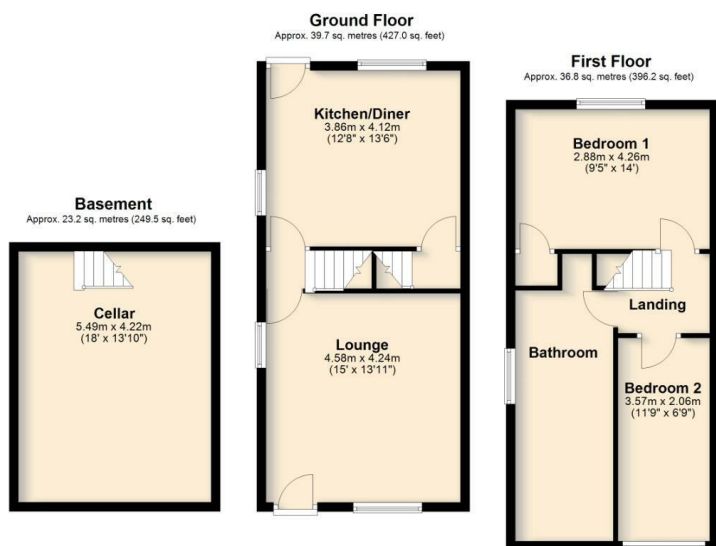
Externally, the property benefits from a garden forecourt to the front and a larger-than-average yard to the rear. These outdoor areas provide space for seating, planting, or simply enjoying the fresh air, making this end terrace an attractive and versatile home.

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.



Total area: approx. 99.7 sq. metres (1072.7 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanitUp.



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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