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34 Oak Street
Colne
BB8 0AZ




FOR SALE BY AUCTION - T&C APPLY

SUBJECT TO AN UNDISCLOSED RESERVE PRICE

RESERVATION FEE APPLICABLE

THE MODERN METHOD OF AUCTION



For Sale

- Traditional stone-built mid terrace home
- Spacious three-bedroom accommodation over three floors
- Two well-proportioned reception rooms
- Extended kitchen with dining area
- Two bedrooms and three-piece bathroom on the first floor
- Attic third bedroom offering flexible living space

Auction Guide £55,000

- Requires internal modernisation
- UPVC double glazing
- Gas-fired central heating
- Ideal blank canvas for buyers to create their own home



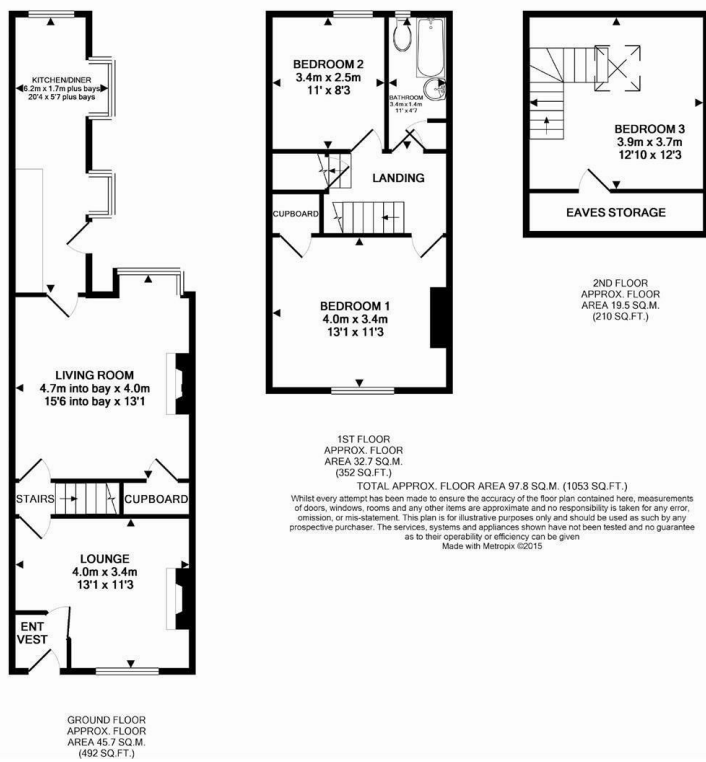
This traditional stone-built mid terrace property on Oak Street, Colne, offers spacious three-bedroom family accommodation arranged over three floors. The home retains its original character while providing an excellent opportunity for purchasers to modernise and create a home to their own taste and style.

The ground floor features two generously sized reception rooms, ideal for family living and entertaining. A separate extended kitchen with a dining area provides ample space for everyday use and could easily be updated to form a modern open-plan living space.

To the first floor, there are two well-proportioned bedrooms together with a three-piece bathroom suite. The layout is practical and versatile, offering comfortable accommodation for a growing family or first-time buyers.

The second floor features an attic bedroom, providing additional living space that could serve as a third bedroom, home office, or hobby room. This flexible space benefits from natural light and adds further potential to the property.

Externally, the home is complemented by UPVC double glazing and gas-fired central heating, ensuring warmth and efficiency. The property requires internal modernisation, making it a fantastic blank canvas for improvement.



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.

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