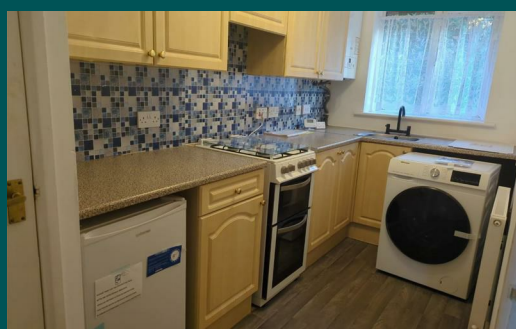


Because life is

PettyTM
Real

3 Peerart Court
Colne
Lancashire
BB8 8EH



For Sale

- True bungalow
- Courtyard development
- Ideal for single person or couple
- Entrance vestibule, lounge diner
- Fitted kitchen

Price £75,000

- Double bedroom
- Bathroom
- Useful box storage room
- Central heating & double glazing
- No chain

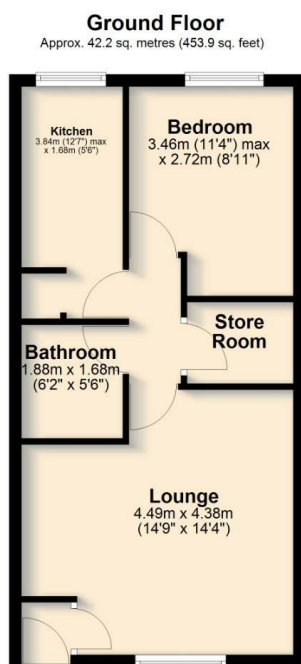


This charming true bungalow is set within a quiet courtyard development, offering a peaceful retreat just minutes from Colne town centre. Conveniently located, it is only a 5-minute drive to Colne train station, Pendle Leisure Centre, and other local amenities.

The well-planned accommodation features an entrance lobby leading to a spacious lounge/diner, perfect for relaxing or entertaining. A hallway provides access to a useful box room, ideal for extra storage, and a three piece bathroom with bath with shower over, low-level WC, and wash basin. The fitted kitchen boasts an excellent range of wall and base units, contrasting work surfaces, splash backs, and plumbing for a washing machine. The property also includes a comfortable double bedroom.

Additional benefits include UPVC double glazing and gas-fired central heating, ensuring modern-day comfort.

Offered with no onward chain, this bungalow is perfect for those seeking a low-maintenance, well-located home in a desirable area.



Total area: approx. 42.2 sq. metres (453.9 sq. feet)

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

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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