



Hilton &
Horsfall

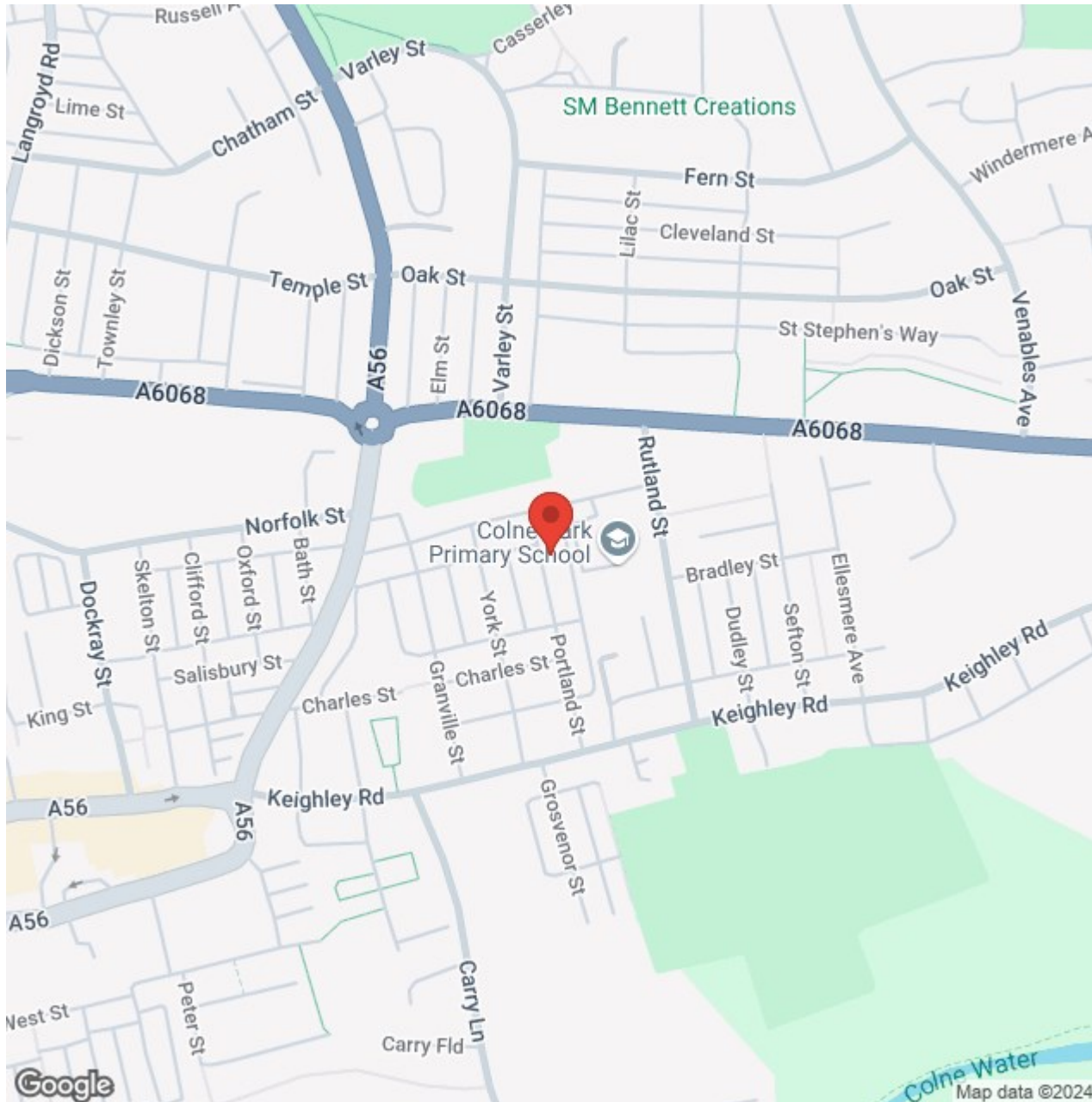
BB8 OLX

Portland Street, Colne

Guide Price £82,500

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction
- 50 Portland Income £380 PCM
- 50a Portland Income £450PCM

This mid terraced dwelling is separated into 2 separate income generating apartments making it a great investment for buy to let landlords. The property is situated in the heart of the sought after town of Colne. The 1st apartment is located to the front of the property and comprises of a staircase leading to the first floor where you will find an open plan sitting room and fitted kitchen, a 3-piece bathroom and well proportioned double bedroom. To the rear of the property you will find the 2nd apartment that briefly comprises of a 3-piece bathroom, A cosy open plan sitting room and fitted kitchen with under stairs storage, a well proportioned double bedroom. Having local amenities, transport links, primary and secondary schools close by. The M65 motorway is a short drive away offering easy access to Burnley, Preston, Manchester and beyond. Early viewing is advised to avoid disappointment. Council Tax Band 'A'. Leasehold.



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Lancashire

MAIN DESCRIPTION

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FIRST APARTMENT

The first apartment is located at the front of the property where you will find:

KITCHEN / SITTING ROOM

An open plan kitchen/ sitting room which briefly comprises of; uPVC double glazed window to the front elevation, 1 central heating radiator, space for furniture, kitchen offering a range of fitted wall and base units with contrasting worktops, plumbing for washing machine, tiled splash back, and a 4 ring gas hob.

BEDROOM

A bedroom of double proportions with a uPVC double glazed window to the rear elevation, 1 central heating radiator, space for wardrobe and draws.

BATHROOM

A contemporary three piece bathroom suite comprising of: 1 central heating radiator, uPVC double glazed frosted window to the rear elevation, w,c. partly tiled walls, panelled bath with shower over.

SECOND APARTMENT

Located to the rear of the property this apartment briefly comprises of;

KITCHEN / SITTING ROOM

Another cosy open plan kitchen/ sitting room with a uPVC double glazed window to the rear elevation, 1 central heating radiator, under stairs storage cupboard, a kitchen offering a range of fitted wall and base units with contrasting worktops, space for fridge freezer and a 4 ring gas hob.

UTILITY

A useful utility space with plumbing for washing machine, worcester boiler.

BEDROOM

A well proportioned double room with a uPVC double glazed window to the front elevation, 1 central heating radiator, electric point. and space for wardrobe and draws.

BATHROOM

A contemporary three piece bathroom suite comprising of: a push button w,c. panelled bath with shower above, 1 central heating radiator, uPVC double glazed frosted window to the rear elevation and extractor fan.

EXTERNALLY

Externally to the rear elevation you will find an enclosed flagged yard.

PUBLISHING

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PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

AUCTIONEER COMMENTS

Auctioneer Comments

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 (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% 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 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.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they

will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

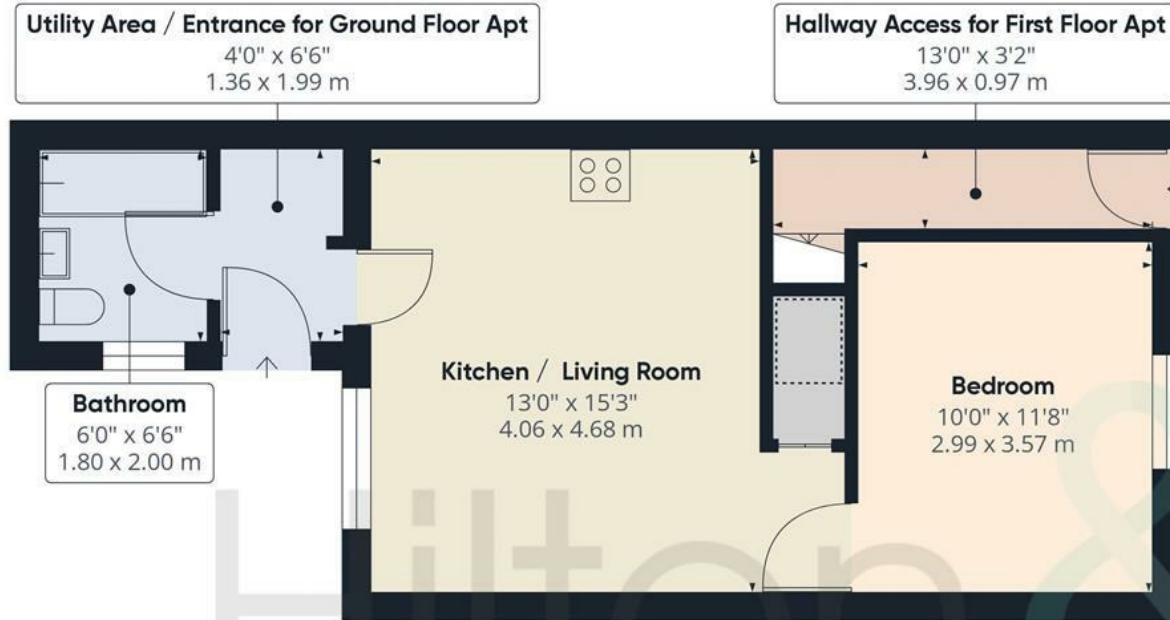
Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral

arrangement and payment prior to any services being taken by you.

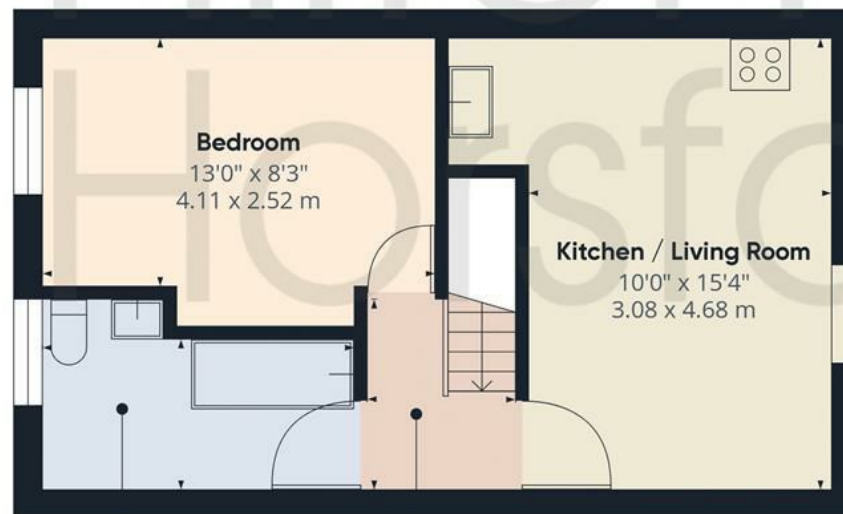
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OUTSIDE

Externally to the rear elevation you will find an enclosed flagged yard.



Floor 0



Floor 1

Approximate total area⁽¹⁾

857.24 ft²

79.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)