



Hilton &
Horsfall

BB8 7JR

Cloud Edge Cottage, Red Lane, Colne

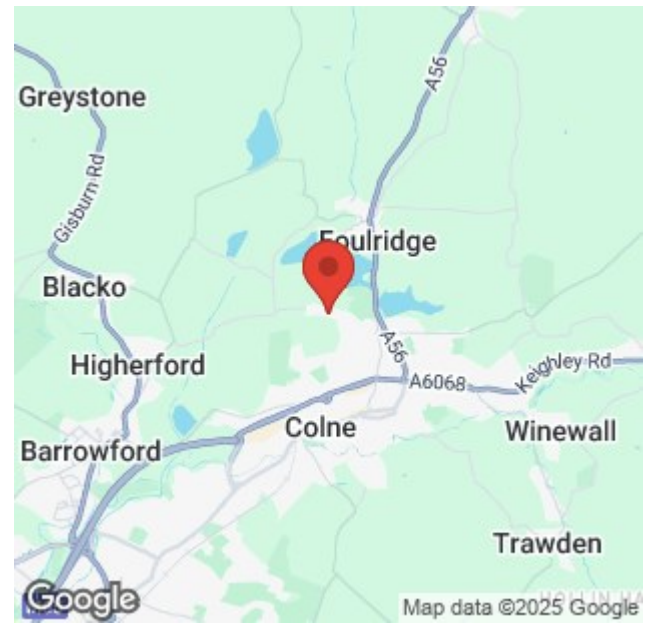
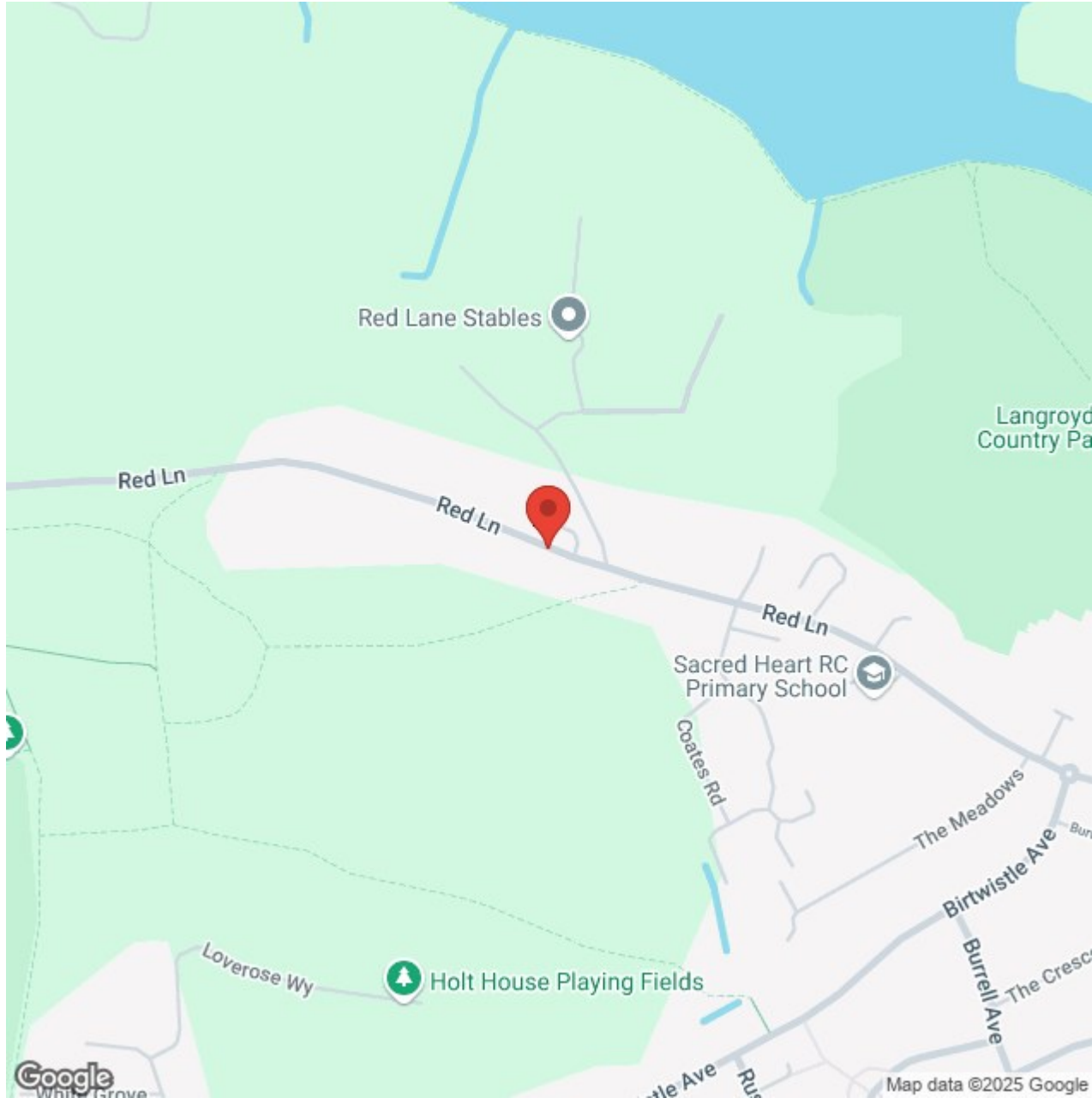
Guide Price £200,000

- For Sale by Modern Auction – T & C's apply • Subject to Reserve Price • Buyers Fees Apply • The Modern Method of Auction

Welcome to Cloud Edge Cottage, a charming semi-detached house located in the picturesque Red Lane of Colne. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over.

The property features an integral garage, providing convenient parking for two vehicles, ensuring you never have to worry about finding a parking spot. Spanning 1,111 sq ft, this home offers a comfortable living space for you to make your own. Nestled in an idyllic location, Cloud Edge Cottage offers a peaceful retreat. Don't miss out on the opportunity to own this lovely semi-detached house in Colne. Book a viewing today and discover the potential this property holds for you and your family.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway leading through to:

LIVING ROOM 16'4" x 13'5" (5.00m x 4.11m)

A family sized living room with space for settees, television point, electric fire, composite double glazed windows to the side and rear elevation with stunning countryside views and composite double glazed sliding patio doors to the side elevation.

KITCHEN 7'8" x 10'2" (2.35m x 3.10m)

Offering a range of fitted and wall base units with contrasting worktops, wood effect flooring, inset sink with chrome mixer tap, Indesit oven / grill, 4 ring induction hob with extractor fan above, tiled splash back, integrated dishwasher, space for an under counter fridge / freezer, recessed LED spotlights and composite double glazed window to the side elevation.

GROUND FLOOR W.C

Having tiled flooring, push button w.c, urinal, wall mounted sink with chrome mixer tap, heated chrome towel rack, air extraction fan and sliding doors to under stairs storage cupboard.

GARAGE 15'0" x 13'8" (4.59m x 4.17m)

Having full lighting and electrics, Vaillant boiler and ample space for storage and off road parking.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 14'8" x 13'4" (4.48m x 4.08m)

A bedroom of double proportions having fitted wardrobes, 1x central heating radiator and composite double glazed windows to the side and rear elevation with stunning views to the countryside.

BEDROOM TWO 12'3" x 13'4" (3.74m x 4.08m)

Another bedroom of double proportions with wood effect flooring,

BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap and shower over, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack, air extraction fan and composite double glazed frosted window to the side elevation.

EXTERNALLY

Externally to the front elevation there is a tarmac driveway leading up to the integral garage providing ample space for off road parking. To the rear elevation you will find an elevated patio area with space for garden furniture, laid lawn and mature trees / shrubs. Offering stunning open aspect views towards the countryside. Perfect for use during the Spring / Summer months.

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 4.2% 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 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.

PROPERTY DETAILS

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.

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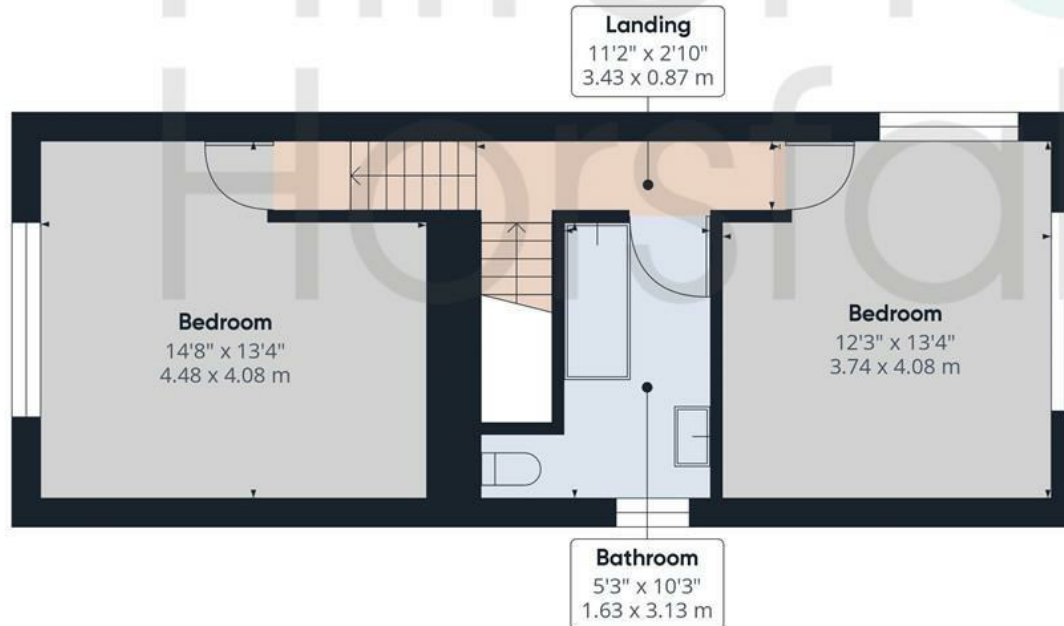
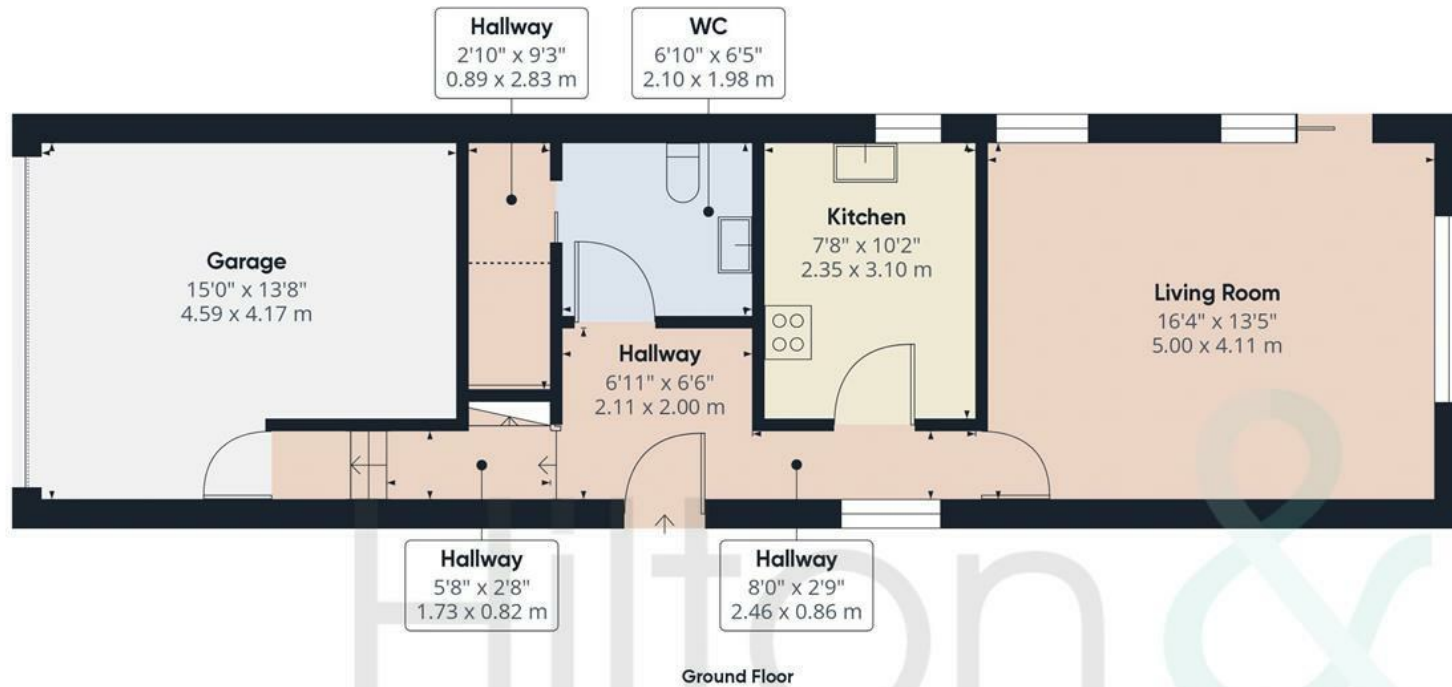
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OUTSIDE

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Approximate total area⁽¹⁾

1111.05 ft²
103.22 m²

Reduced headroom

13.02 ft²
1.21 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



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