





Hilton &  
Horsfall

BB9 6DD

## Fife Street, Barrowford

### By Auction £85,000

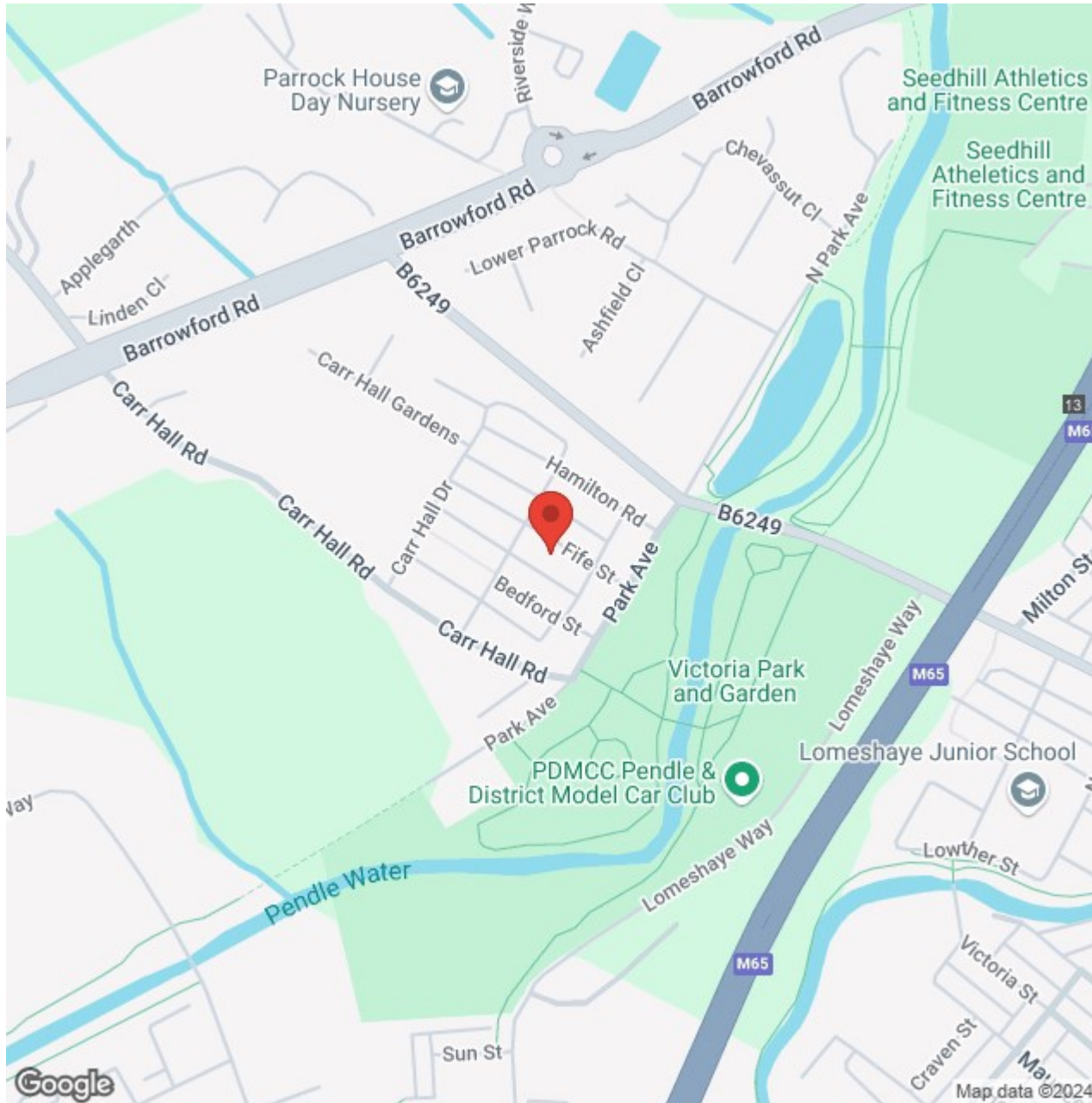
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers Fees Apply
- Investment Opportunity

A fantastic opportunity to acquire this THREE bedroomed dwelling available via auction in the popular area of Barrowford. Situated close by to local amenities, pubs and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns and cities. This property has great potential and briefly comprises of: two good sized reception rooms, fitted kitchen, contemporary three piece bathroom suite and three well proportioned bedrooms. Externally to the front elevation there is an enclosed forecourt and to the rear you will find a flagged yard.

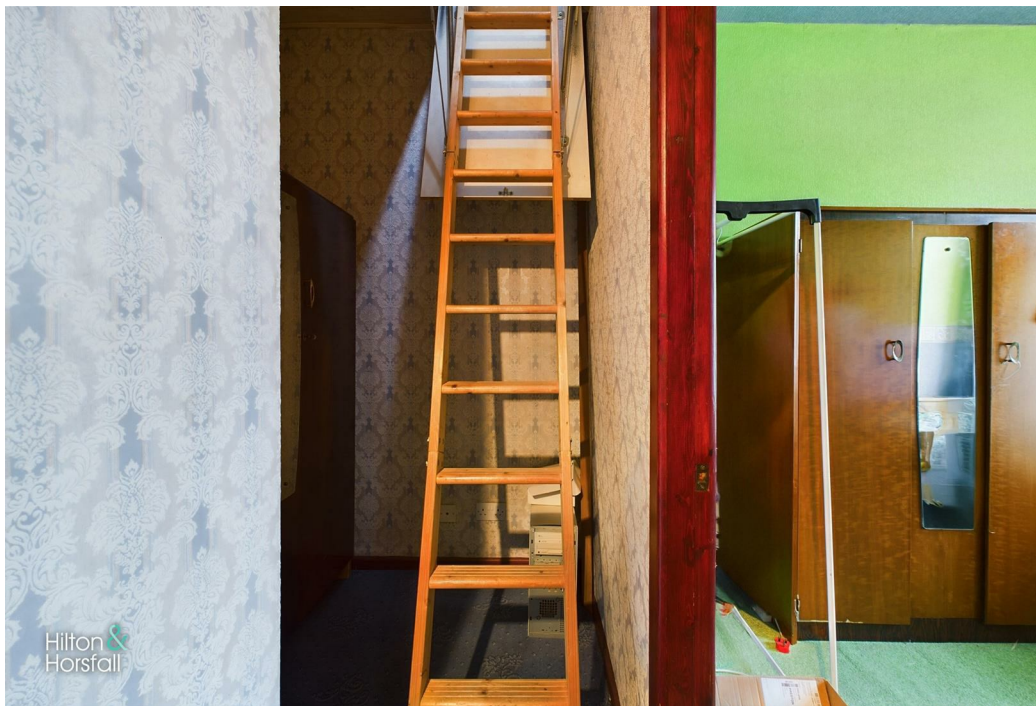














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## Lancashire

A fantastic opportunity to acquire this THREE bedroomed dwelling available via auction in the popular area of Barrowford. Situated close by to local amenities, pubs and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns and cities. This property has great potential and briefly comprises of: two good sized reception rooms, fitted kitchen, contemporary three piece bathroom suite and three well proportioned bedrooms. Externally to the front elevation there is an enclosed forecourt and to the rear you will find a flagged yard.

### GROUND FLOOR

On the ground floor you will find:

#### **SITTING ROOM 13'3" x 10'11" (4.039m x 3.335m )**

A cosy sitting room having ceiling coving, dado rail space for settees, wall feature fireplace with gas fire, 1x central heating radiator, 2x wall lights and uPVC double glazed window and door to the front elevation.

#### **LIVING ROOM 13'3" x 10'11" (4.039m x 3.335m )**

A family sized living room having space for settees, ceiling coving, television point, wall feature fireplace with gas fire, 1x central heating radiator, 2x wall lights, under stairs storage cupboard and uPVC double glazed window to the rear elevation.

#### **KITCHEN 12'0" x 6'8" (3.658m x 2.038m )**

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, tiled flooring, integrated oven / grill with extractor hood above, space for a freestanding fridge / freezer, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, access to boiler and uPVC window and door to the rear elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap, tiled splash back, pedestal sink with chrome mixer tap, low level w.c., 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### **BEDROOM ONE 13'4" x 11'6" (4.067m x 3.510m )**

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, ceiling coving and uPVC double glazed window to the front elevation.

#### **BEDROOM TWO 10'7" x 6'11" (3.247m x 2.116m )**

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### **BEDROOM THREE 10'7" x 6'4" (3.235m x 1.952m )**

A bedroom of single proportions with space for drawers, integrated wall shelves and uPVC double glazed window to the rear elevation.

### EXTERNALLY

Externally to the front elevation is an enclosed forecourt and to the rear you will find an enclosed paved yard.

### 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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### AUCTIONEERS 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

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