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Real

5 Castle Road
Colne
BB8 7AR



FOR SALE BY AUCTION - T&C APPLY
SUBJECT TO AN UNDISCLOSED RESERVE PRICE
RESERVATION FEE APPLICABLE
THE MODERN METHOD OF AUCTION



For Sale

- Semi-detached home on sought-after Castle Road, Colne
- Offered to the market with no onward chain
- Entrance hallway leading into the main living areas
- Spacious lounge and separate dining room
- Conservatory overlooking the rear garden
- Fitted kitchen with good storage space

Auction Guide £225,000

- Ground floor bedroom / office plus store room
- Modern shower room downstairs and bathroom upstairs
- Three first-floor bedrooms
- Front driveway and large rear garden with patio, lawn & summer house



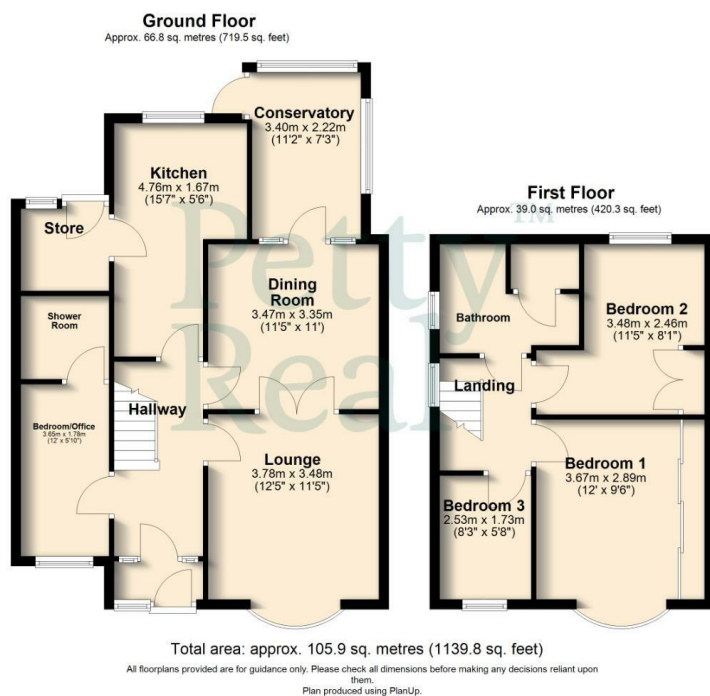
Situated on the ever-popular Castle Road in Colne, this attractive semi-detached home is offered to the market with no onward chain, making it an ideal choice for families, first-time buyers, or those looking to move quickly. Well presented throughout, the property offers generous living accommodation arranged over two floors, with excellent outdoor space to the front and rear.

Upon entering, you are welcomed by an inviting entrance hallway which leads through to a bright and comfortable lounge, perfect for relaxing evenings. The separate dining room provides an excellent space for family meals and entertaining guests, while the adjoining conservatory offers additional reception space and enjoys pleasant views over the rear garden.

The fitted kitchen is well laid out with ample cupboard and worktop space, making it both practical and functional for everyday use. To the ground floor there is also a useful store room, a versatile additional room ideal as a bedroom, home office, or playroom, and a stylish modern three-piece shower room suite.

To the first floor, the property continues to impress with three well-proportioned bedrooms, offering comfortable accommodation for a growing family. Completing the upper floor is a contemporary three-piece bathroom suite finished to a modern standard.

Externally, the property benefits from a garden and driveway to the front, providing off-road parking. To the rear is a particularly generous garden featuring a patio seating area, a well-maintained lawn, and a charming summer house, perfect for outdoor entertaining or relaxing during the warmer months. This is a wonderful home in a sought-after location and early viewing is highly recommended.



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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.