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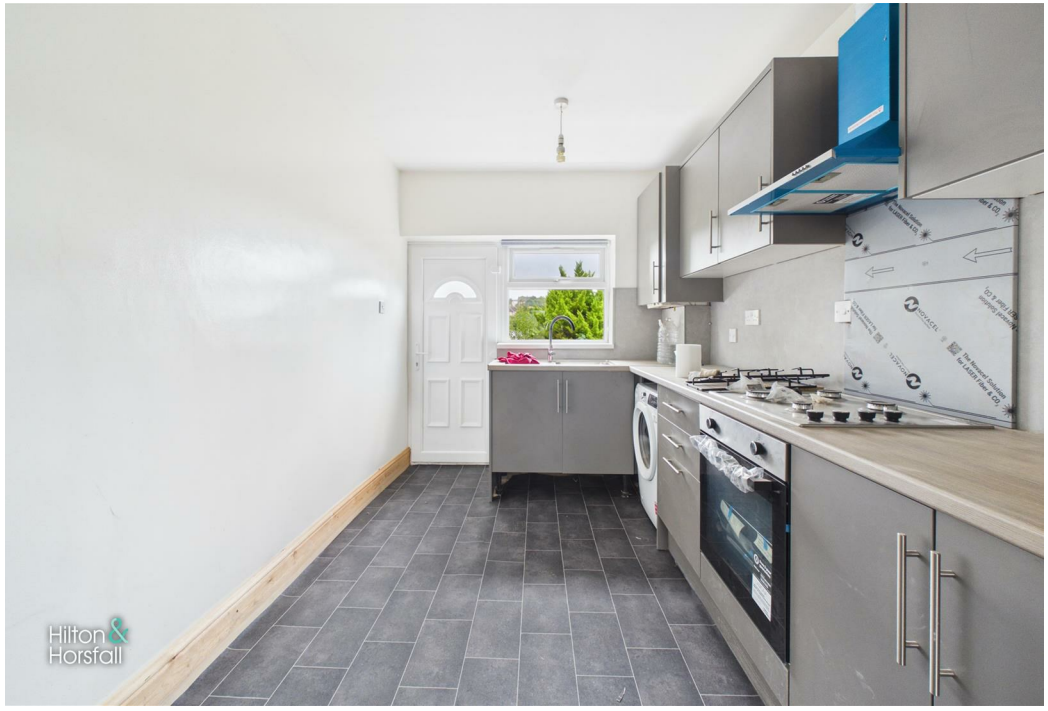
Keighley Avenue, Colne
Auction Guide £120,000

• Three-bedroom semi-detached property • Offered for sale by auction • Scope for improvement and personalisation • Generously proportioned living room • Three first-floor bedrooms • Predominantly lawned rear garden • For Sale by Modern Auction – T & C's apply • Subject to Reserve Price • Buyers Fees Apply

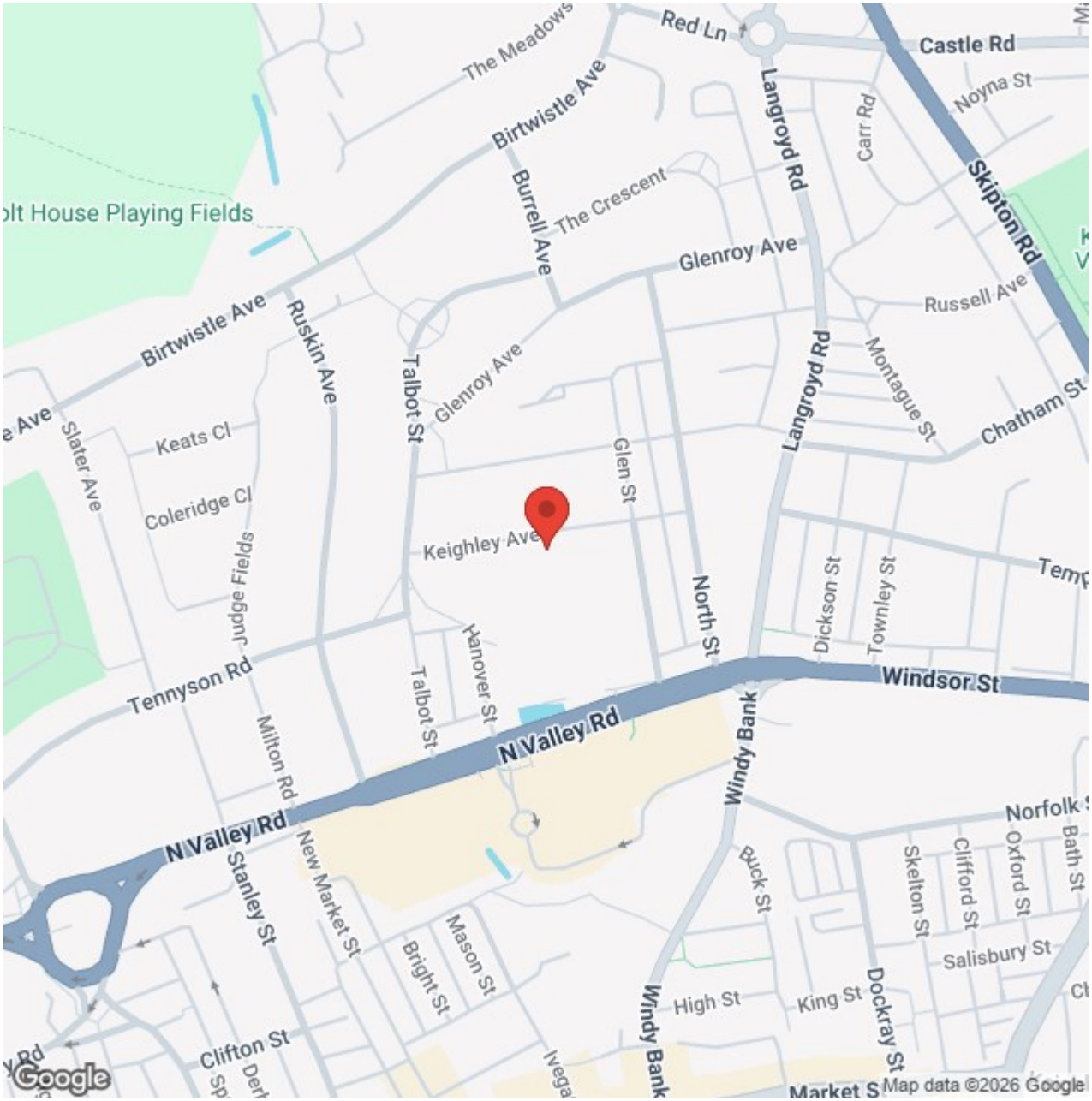
Offered for sale by auction and with the advantage of no onward chain, this three-bedroom semi-detached property presents an opportunity for purchasers looking for a home with scope for improvement and personalisation. The accommodation is arranged over two floors and begins with an entrance hallway leading into a generously proportioned living room, which benefits from natural light and a simple fireplace recess. The kitchen extends across the rear section of the ground floor and is fitted with a range of grey wall and base units, complementary work surfaces, an inset sink and integrated cooking appliances, with windows to the front and rear together with an external access door. To the first floor, the landing provides access to three bedrooms and the bathroom. The principal bedroom is a well-proportioned room with space for a range of furnishings, while the second bedroom also offers useful proportions. Bedroom three provides further flexible accommodation and could equally suit use as a nursery or home office. The bathroom is fitted with a panelled bath with shower over and glazed screen, together with a wash hand basin and large-format wall tiling. Externally, the property has a paved area to the front, while the rear garden is currently predominantly lawned and offers considerable scope for a purchaser to improve and create an outdoor space to their own requirements. Situated in Colne with access to the town's amenities and transport connections, the property is Freehold, falls within Council Tax Band A and is offered with No Chain.

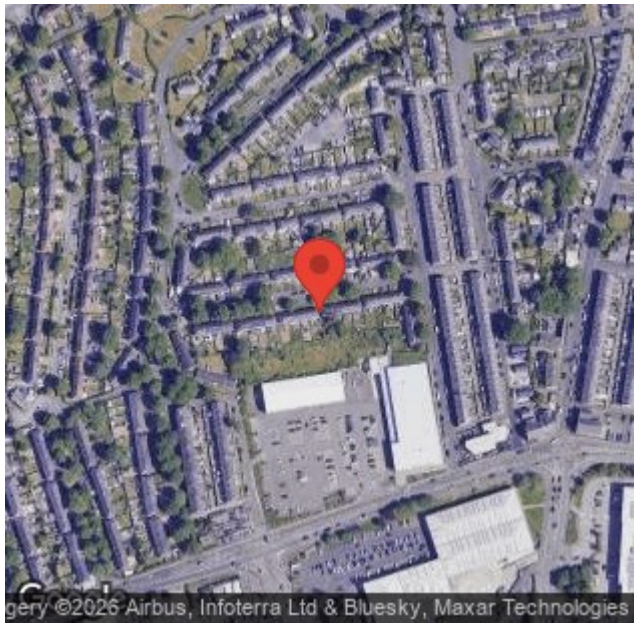

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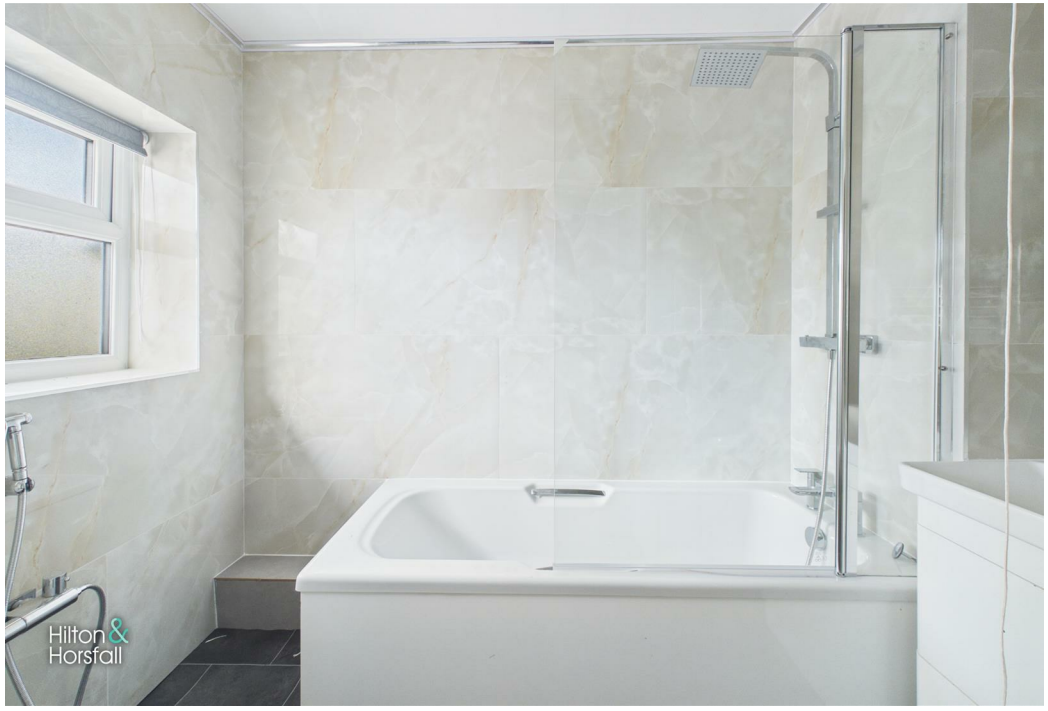

The Meadows
Red Ln
Castle Rd
Noyna St
Birtwistle Ave
Burrell Ave
The Crescent
Langroyd Rd
Carr Rd
Skipton Rd
lt House Playing Fields
Glenroy Ave
Russell Ave
Birtwistle Ave
Ruskin Ave
Talbot St
Glenroy Ave
Montague St
Chatham St
Slater Ave
Keats Cl
Coleridge Cl
Keighley Ave
Glen St
Judge Fields
North St
Dickson St
Townley St
Tennyson Rd
Hanover St
Windsor St
N Valley Rd
Milton Rd
Talbot St
Windy Bank
N Valley Rd
Norfolk
New Market St
Stanley St
Bright St
Mason St
Buck St
Skelton St
Clifford St
Oxford St
Bath St
Salisbury St
High St
King St
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Lancashire

Offered for sale by auction and with the advantage of no onward chain, this three-bedroom semi-detached property presents an opportunity for purchasers looking for a home with scope for improvement and personalisation. The accommodation is arranged over two floors and begins with an entrance hallway leading into a generously proportioned living room, which benefits from natural light and a simple fireplace recess. The kitchen extends across the rear section of the ground floor and is fitted with a range of grey wall and base units, complementary work surfaces, an inset sink and integrated cooking appliances, with windows to the front and rear together with an external access door. To the first floor, the landing provides access to three bedrooms and the bathroom. The principal bedroom is a well-proportioned room with space for a range of furnishings, while the second bedroom also offers useful proportions. Bedroom three provides further flexible accommodation and could equally suit use as a nursery or home office. The bathroom is fitted with a panelled bath with shower over and glazed screen, together with a wash hand basin and large-format wall tiling. Externally, the property has a paved area to the front, while the rear garden is currently predominantly lawned and offers considerable scope for a purchaser to improve and create an outdoor space to their own requirements. Situated in Colne with access to the town's amenities and transport connections, the property is Freehold, falls within Council Tax Band A and is offered with No Chain.

GROUND FLOOR

ENTRANCE HALL
A compact entrance hallway providing access into the ground floor accommodation, with a staircase rising to the first floor.

LIVING ROOM 12'11" x 14'2" (3.94m x 4.34m)
A generously proportioned living room with a window providing natural light, a radiator beneath and a simple feature fireplace recess. The room is currently neutrally finished and offers good scope for a purchaser to update and personalise to their own requirements.

KITCHEN 7'11" x 17'5" (2.43m x 5.32m)
A long, practical kitchen fitted with a range of grey wall and base units with complementary work surfaces, together with an inset sink and integrated cooking appliances. Windows to both the front and rear provide natural light, while an external door gives direct access outside. The room offers useful preparation and storage space and forms a functional part of the ground floor accommodation.

FIRST FLOOR / LANDING
A first-floor landing providing access to the three bedrooms and bathroom, with stairs leading down to the ground floor.

BEDROOM ONE 10'7" x 11'3" (3.25m x 3.44m)
A well-proportioned principal bedroom with a front-facing window providing natural light and a radiator positioned beneath. The room is neutrally finished and offers space for a range of bedroom furniture.

BEDROOM TWO 10'5" x 8'7" (3.18m x 2.64m)
A well-proportioned second bedroom with a window providing natural light and a radiator positioned beneath. The room is neutrally finished and offers space for bedroom furniture.

BEDROOM THREE 7'3" x 8'7" (2.23m x 2.64m)
A useful third bedroom with a front-facing window providing natural light and a radiator positioned beneath. The room is neutrally finished and would also suit use as a home office or nursery if required.

BATHROOM 5'10" x 8'4" (1.78m x 2.55m)
A well-appointed bathroom fitted with a panelled bath and shower over with glazed screen, together with a wash hand basin. The room is finished with large-format wall tiling and benefits from a frosted window providing natural light and privacy.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/keighleyavenuecolne

LOCATION
Keighley Avenue is situated within Colne, a well-established East Lancashire town offering a broad range of shops, supermarkets, services and everyday amenities. Colne railway station provides services along the East Lancashire Line, while the town also benefits from road connections via the A56 and nearby M65 for access towards Burnley, Blackburn, Preston and the wider region. For those who enjoy the outdoors, the surrounding area provides access to open countryside and recreational spaces including Ball Grove Park, with walking routes extending towards Wycoller.

AUCTIONEERS COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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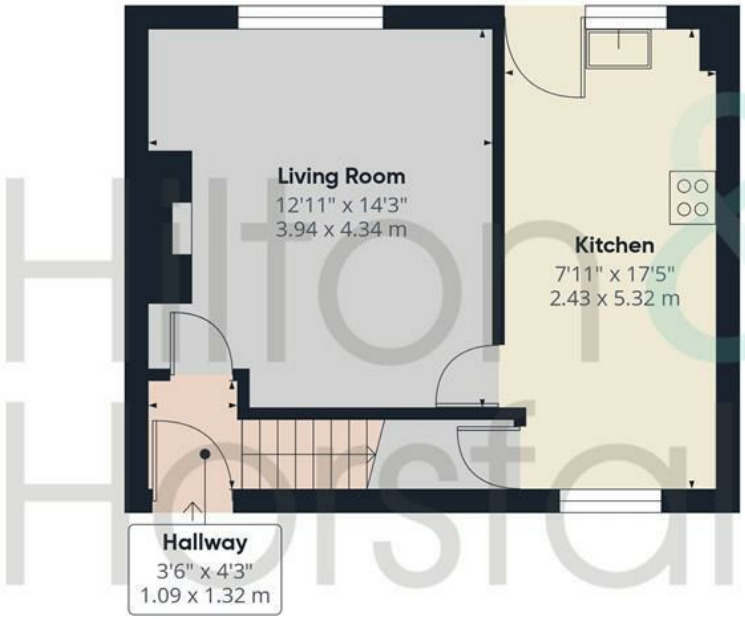

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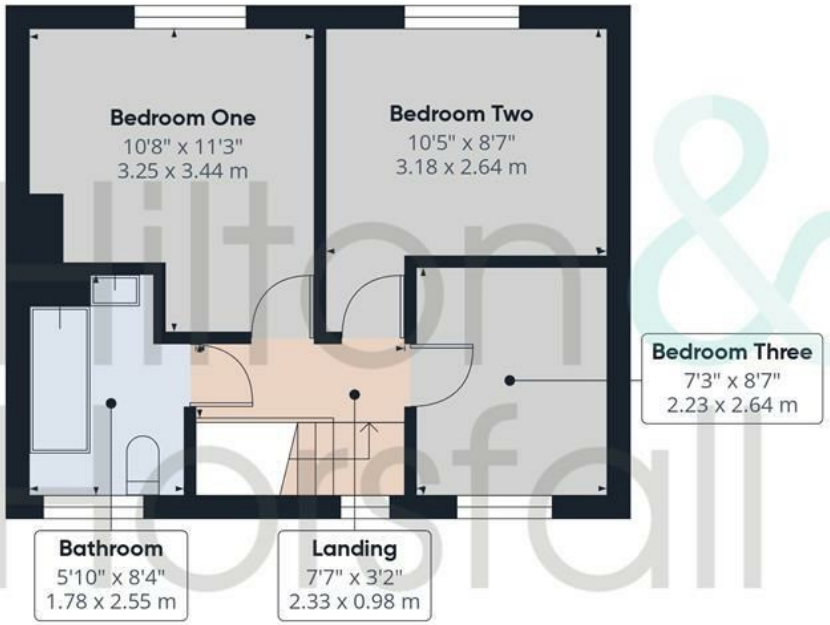
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OUTSIDE

Externally, the property has a paved area extending across the front. To the rear is a predominantly lawned garden which is currently in need of attention and provides considerable scope for a purchaser to improve, landscape and personalise the outside space to their own requirements.



Ground Floor



Floor 1



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Approximate total area(1)

684 ft²

63.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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