



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Vicarage Road, Nelson, Lancashire. BB9 0DE

Starting Bids £58,000 £58,000 Leasehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

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PROPERTY DESCRIPTION

Sale By Online Auction. Starting Bids £58,000. Terms and Conditions Apply.

A garden fronted mid terrace positioned on a pleasant traffic free row. The accommodation offers a good sized sitting room with multi-fuel stove, two bedrooms, attic and white bathroom suite. Gas central heating. Pleasant outdoor space to the rear.

FEATURES

- MID TERRACE WITH LONG GARDEN FRONTAGE
- SITTING ROOM WITH MULTI-FUEL STOVE
- TWO BEDROOMS & ATTIC
- GAS CENTRAL HEATING
- PLEASANT TRAFFIC FREE LOCATION
- NICE OUTDOOR SPACE TO THE REAR
- For Sale By Online Auction. Starting Bids £58,000. Terms and Conditions Apply.



ROOM DESCRIPTIONS

Entrance Vestibule

Sitting Room

4.76m x 3.68m (15' 7" x 12' 1") (plus chimney breast alcoves) Single glazed bay window, recessed fireplace with stone hearth and multi-fuel stove. Coved ceiling and radiator.

Kitchen

Fitted base and wall units with working surfaces and tiled splash backs. One and a half bowl sink unit with mixer taps and plumbing for automatic washing. Recessed pantry, radiator and enclosed stairs to the first floor. UPVC double glazed window and UPVC double glazed external door.

Landing

Enclosed stairs to the attic.

Bedroom One

3.8m x 2.6m (12' 6" x 8' 6") (plus recess) Single glazed window with a pleasant outlook. Radiator.

Bedroom Two

3.15m x 1.8m (10' 4" x 5' 11") Single glazed window, radiator and large recessed cupboard.

Bathroom

Housing a three piece white suite incorporating roll top bath with shower attachment, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and shelving.

Outside

Long garden frontage and pleasant enclosed yard to the rear with two stone out-buildings.

Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Auctioneers Comments

Auctioneers Additional Comments

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Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

Full clarification is available upon request or by notification within the legal pack.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED.

Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all



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The Law
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