



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**9 Langroyd Road, Colne, Lancashire. BB8 9EN**

**STARTING BID £68,000 Freehold**

**FOR SALE**



Colne  
1, Market Street, Colne, BB8 0LJ

01282 860606  
hello@cs-b.co.uk

## PROPERTY DESCRIPTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

Situated in an established and popular area on Langroyd Road this garden fronted end terrace is ideal for first time buyers and investors. The accommodation offers a sitting room leading through to the dining kitchen and on the first floor are two bedrooms and three-piece house bathroom. Gas central and UPVC double glazed windows.

Enclosed yard to the rear.

Close to good local amenities with North Valley Retail Park within a short walking distance and excellent transport links nearby.

## FEATURES

- GARDEN FRONTED END TERRACE
- LOUNGE AND DINING KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- TWO BEDROOMS
- 3 PIECE BATHROOM
- CLOSE TO LOCAL AMENITIES
- NO CHAIN
- STARTING BID £70,000 TERMS & CONDITIONS APPLY



## ROOM DESCRIPTIONS

### Entrance

UPVC glazed entrance door.

### Sitting Room

4.72m x 4.25m (15' 6" x 13' 11") (Into chimney breast alcoves) A good sized living room with UPVC double glazed window, fire surround and electric fire. Dado rail, radiator and storage cupboard housing the electric meter.

### Dining Kitchen

4.69m x 3.11m (15' 5" x 10' 2") (into chimney breast alcove) Fitted with a range of base and wall units with complementary working surfaces, single drainer sink with mixer taps and plumbing for automatic washing machine. UPVC double glazed window, radiator and wall mounted central heating boiler. Wood glazed door leading into a useful storage room and access to the rear yard.

### First Floor

#### Bedroom One

4.54m x 4.28m (14' 11" x 14' 1") (Into chimney breast alcoves) Generous double bedroom with UPVC double glazed window and radiator.

#### Bedroom Two

3.15m x 2.82m (10' 4" x 9' 3") (into chimney breast alcove) UPVC double glazed window, radiator and storage cupboard.

### Bathroom

Housing a three piece suite incorporating panelled bath with shower over, pedestal wash hand basin and low level w.c. UPVC double glazed window, part tiled walls and radiator.

### Outside

Garden forecourt and enclosed rear yard.

### 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

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

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.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

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

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details

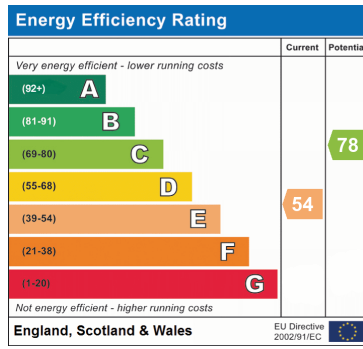


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# EPC



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