

Because life is

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Real

39 Oak Street  
Colne  
BB8 0AZ



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## For Sale

- For Sale By The Modern Method Of Auction
- Two Reception Rooms
- Two Bedrooms
- Attic - Potential Third Bedroom
- Gas Central Heating

## Auction Guide £45,000

- UPVC Double Glazing
- Renovation Project
- Tax Band - A



**\*\*For Sale By The Modern Method Of Auction - AUCTION END DATE: 12 NOON FRIDAY 23RD SEPTEMBER 2022**

Located in a popular residential area, close to local schools and amenities and a short walk to Colne Town Centre, this two bedroom, mid-terrace property would make an ideal purchase for a first time buyer or an investment property for landlords looking for a but-to-let.

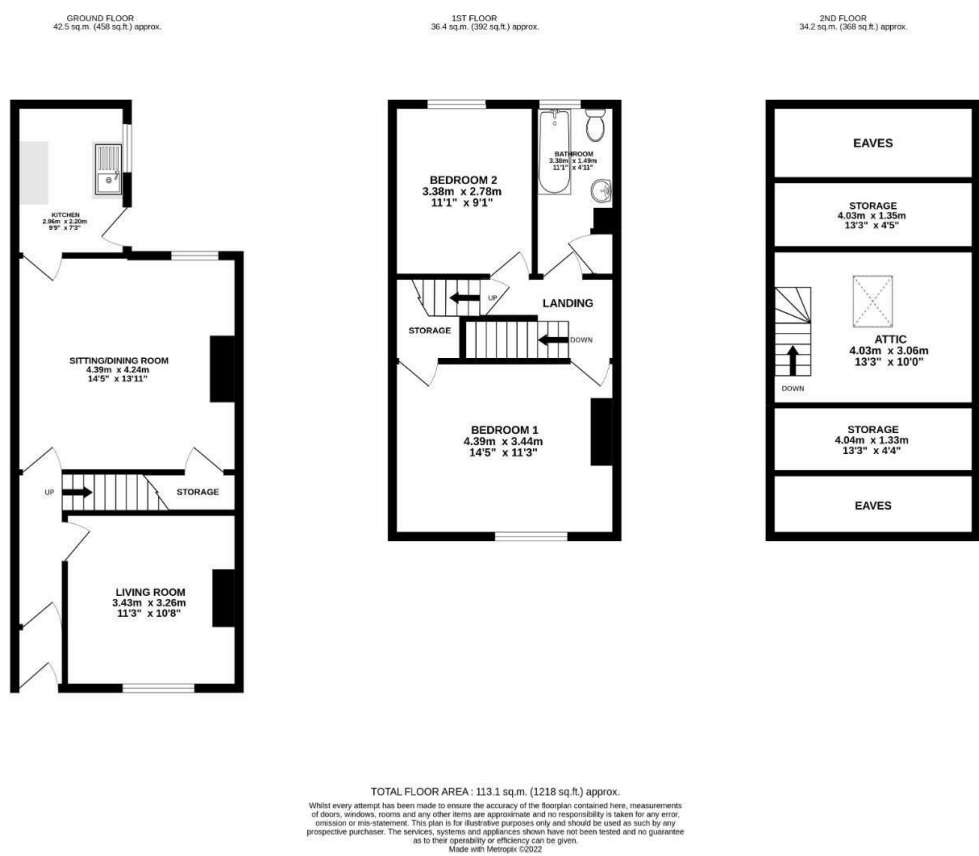
Requiring modernising throughout, the property is arranged over three floors and briefly comprises to the ground floor: an entrance lobby and hallway with stairs accessing the first floor and also leading to the first of two reception room situated at the front of the property. The the rear is a spacious, second reception room, ideal for a living room or dining room and benefits from a gas fire and under stair storage cupboard. Adjoining is a a separate kitchen with base units, stainless steel sink and door accessing the rear yard.

To the first floor is a central landing leading to a large double bedroom situated to the front of the property, a large single to the rear and bathroom housing a white three piece suits comprising a low level WC, pedestal wash basin and a panelled bath.

A second set of stairs lead to the second floor and an attic room which could be converted into a third bedroom, with plenty of storage and eaves space available.

Externally, to the front of the property there is a garden forecourt and a good sized yard to the rear.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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