



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Gordon Street, Colne, Lancashire. BB8 0NE

Starting Bids £45,000

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

01282 860606
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PROPERTY DESCRIPTION

A self contained first floor flat which is being sold with the existing tenant. The accommodation offers a sitting room, breakfast kitchen, good sized double bedroom and spacious four piece white bathroom.

Gas central heating and double glazed windows.

Positioned close to the town centre, good shopping facilities and amenities.

FEATURES

- SITTING ROOM & BREAKFAST KITCHEN
- ONE DOUBLE BEDROOM
- SPACIOUS 4 PIECE WHITE BATHROOM
- GAS CENTRAL HEATING
- BEING SOLD AS AN INVESTMENT PROPERTY WITH SITTING TENANTS
- CLOSE TO THE TOWN CENTRE & AMENITIES
- SELF CONTAINED FIRST FLOOR FLAT



ROOM DESCRIPTIONS

Entrance Hall

UPVC entrance door and stairs to the first floor.

Landing

Sitting Room

UPVC double glazed bay window. Stone fireplace with fitted gas fire and radiator.

Breakfast Kitchen

3.2m x 2.89m (10' 6" x 9' 6") Fitted with a range of 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 machine. Electric cooker point, double glazed window and radiator.

Bedroom

3.83m x 3.4m (12' 7" x 11' 2") (plus chimney breast alcoves) Built-in double wardrobe with cupboards over to one chimney breast alcove) Double glazed window and radiator.

Spacious Bathroom

Housing a four piece white suite with chrome plated fittings incorporating panelled bath, step-in shower cubicle, pedestal wash hand basin and low level w.c. Two double glazed windows, radiator and additional chrome towel radiator.

Outside

Garden forecourt.

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

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

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.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. 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 interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained.



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Zoopla

rightmove 



The Law Society



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