



athertons  
property & land

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property & land tel. 01254 828810

[www.athertons-uk.com](http://www.athertons-uk.com)

Knotts Lane, Colne, Lancashire BB8  
Guide Price £89,950



The property is to be sold through our Hybrid Secure Sale service. A buyers protection fee of 3% including vat of the purchase price (subject to a minimum £4000 including vat) is payable on offer acceptance with 60 day completion deadline to exclusively reserve the property. This fee is in addition to the purchase price.

Best and final offers to be submitted to [whalley@athertons-uk.com](mailto:whalley@athertons-uk.com) by Friday 27<sup>th</sup> february 12:00 noon. Please contact our Whalley office for more information.

Situated at the top on Knotts Lane in the charming town of Colne, this end-terrace house offers a wonderful opportunity for those looking to create their dream home. Built in 1912, the property boasts a generous 1,151 square feet of living space, featuring two spacious reception rooms and a kitchen on the ground floor, enhanced by a single-storey extension.

While the interior requires modernisation, the exterior is in sound condition, having recently undergone re-pointing and improvements to the ridge tile. The property is fitted with double-glazed UPVC windows and doors, ensuring energy efficiency and comfort.

On the first floor, you will find three well-proportioned bedrooms and a bathroom, along with a large landing that presents potential for further extension into the roof space, allowing for additional living areas or bedrooms if desired.

The property comprises entrance porch, lounge, dining room and kitchen. To the first floor three bedrooms and family bathroom. The property also has garden forecourt, rear yard and single integral garage. Viewing Highly Recommended, No Chain Delay.

The property benefits from an overhaul of the roof including re-pointing of the ridge tiles, externally re-pointing, new UPVC double glazed windows and doors and partially re-plastering internally.

Legal pack available from our whalley office - please contact [whalley@athertons-uk.com](mailto:whalley@athertons-uk.com) for more information.

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With its prime location and potential for transformation, this house is perfect for those looking to invest in a property that they can truly make their own. Don't miss out on the chance to turn this house into your ideal home.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. 999 year lease starting from 26<sup>th</sup> October 1896. Ground rent £9 per annum.

## Energy Performance Rating

TBC.

## Council Tax

Band B.

## Viewings

Strictly by appointment only.

## Office Hours

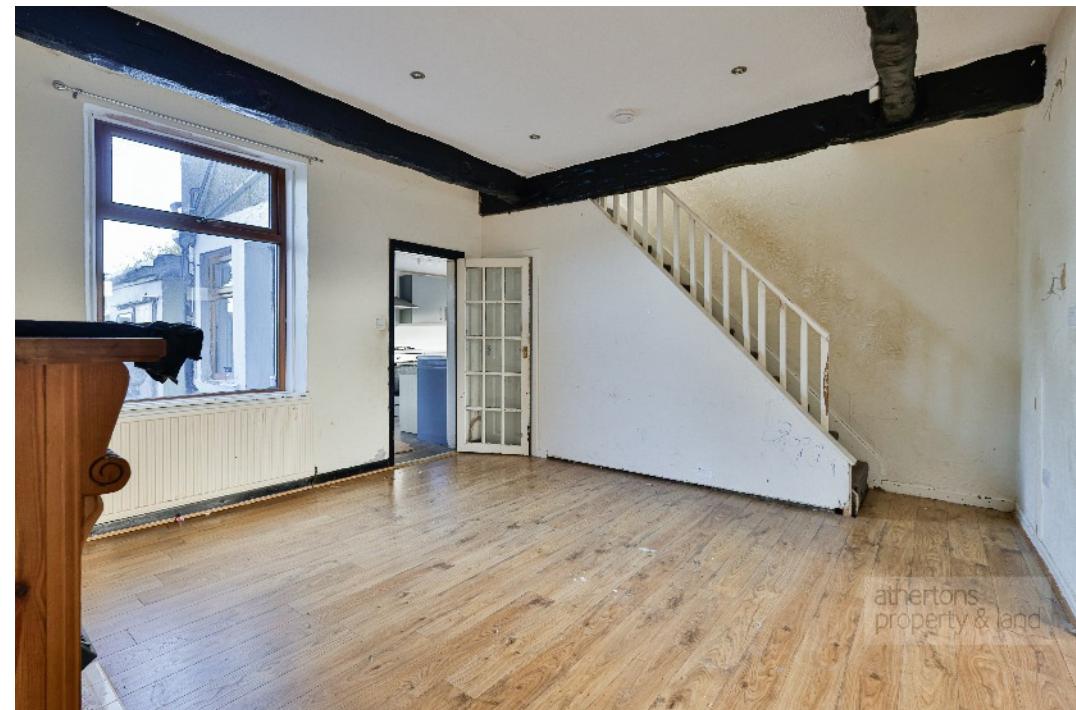
53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 1.30pm

## Money Laundering Regulations

Money Laundering Regulations under The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

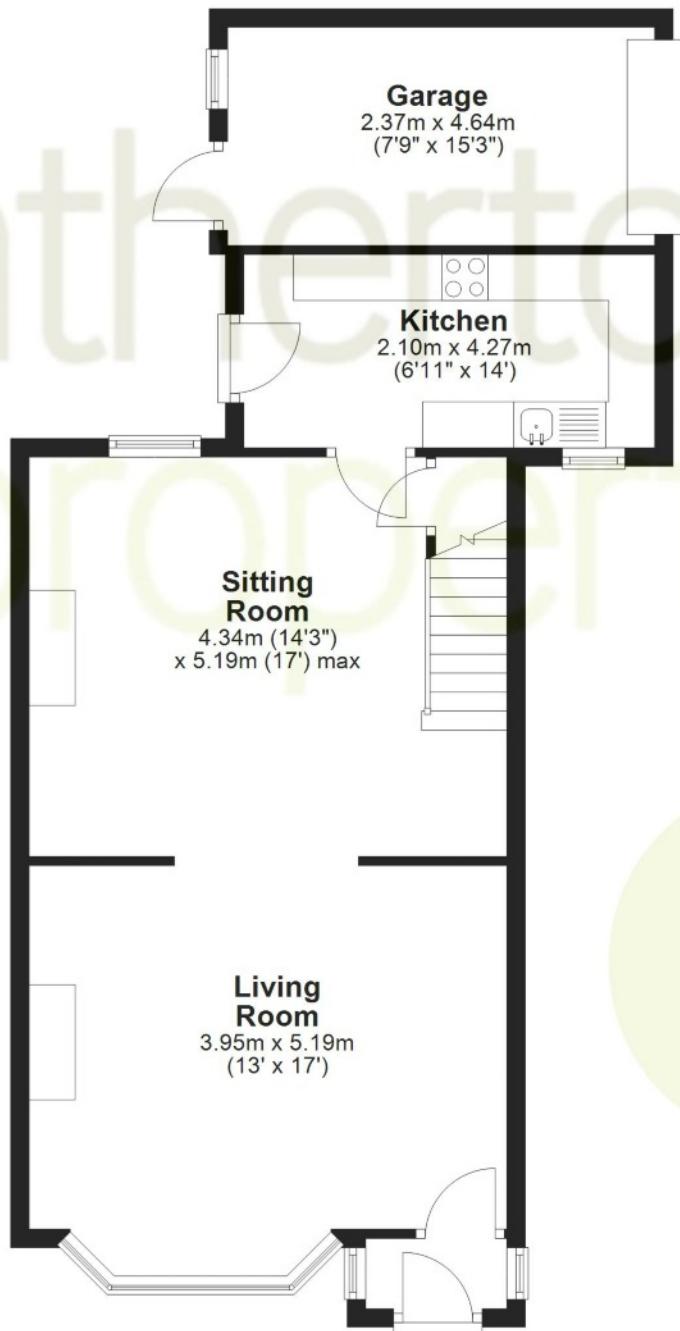
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





## Ground Floor

Main area: approx. 54.6 sq. metres (587.7 sq. feet)  
Plus garages, approx. 11.0 sq. metres (118.4 sq. feet)



Main area: Approx. 105.2 sq. metres (1132.4 sq. feet)

Plus garages, approx. 11.0 sq. metres (118.4 sq. feet)

## First Floor

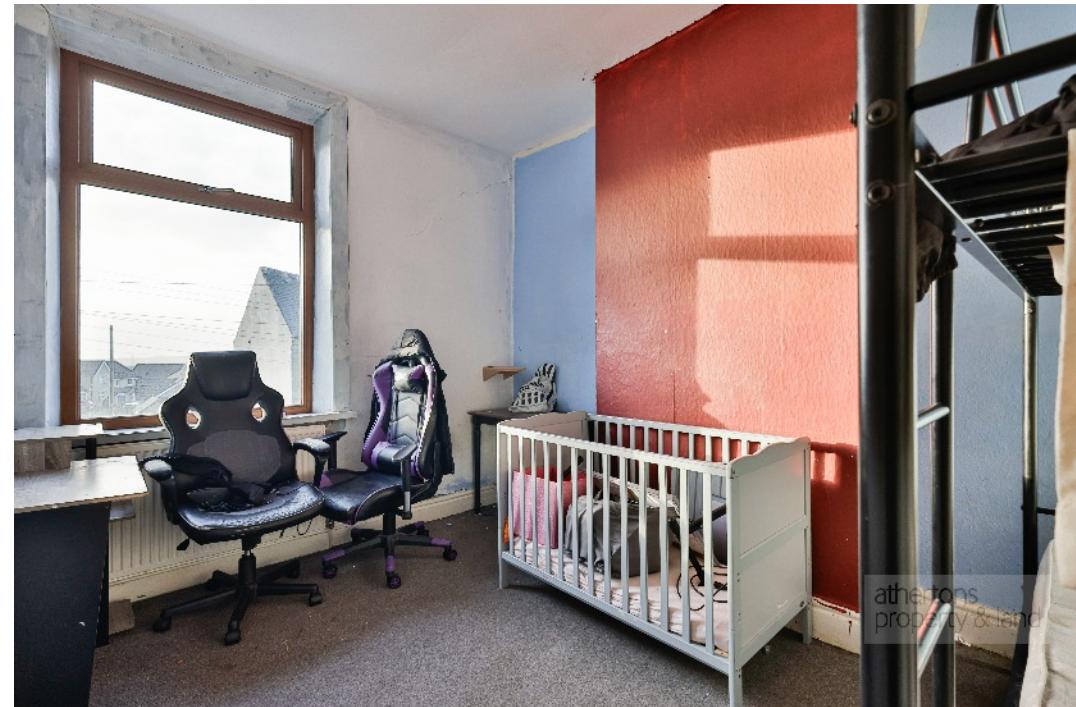
Approx. 50.6 sq. metres (544.7 sq. feet)



Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.

Plan produced using PlanUp.





# meet the team



John Atherton MRICS  
Managing Director



Jim Atherton  
Director, Sales Manager



Helen Jones  
Senior Sales Negotiator



Julie Jackson  
Senior Sales Negotiator



Russell Anderton  
Senior Valuer



Mollie Bentley  
Media Manager



Tom Brown  
Senior Sales Negotiator



Simon Kerins  
Sales Negotiator & Land  
Management



Phil Ashton  
Director - Lettings Cloud



Emily Raine  
Property Management  
Assistant - Lettings Cloud



Angela Lorek  
Senior Sales Negotiator



Nick Cunliffe  
Estate Agent