





Hilton &  
Horsfall



BB8 9PA

## Ing Dene Avenue, Colne

### By Auction £225,000

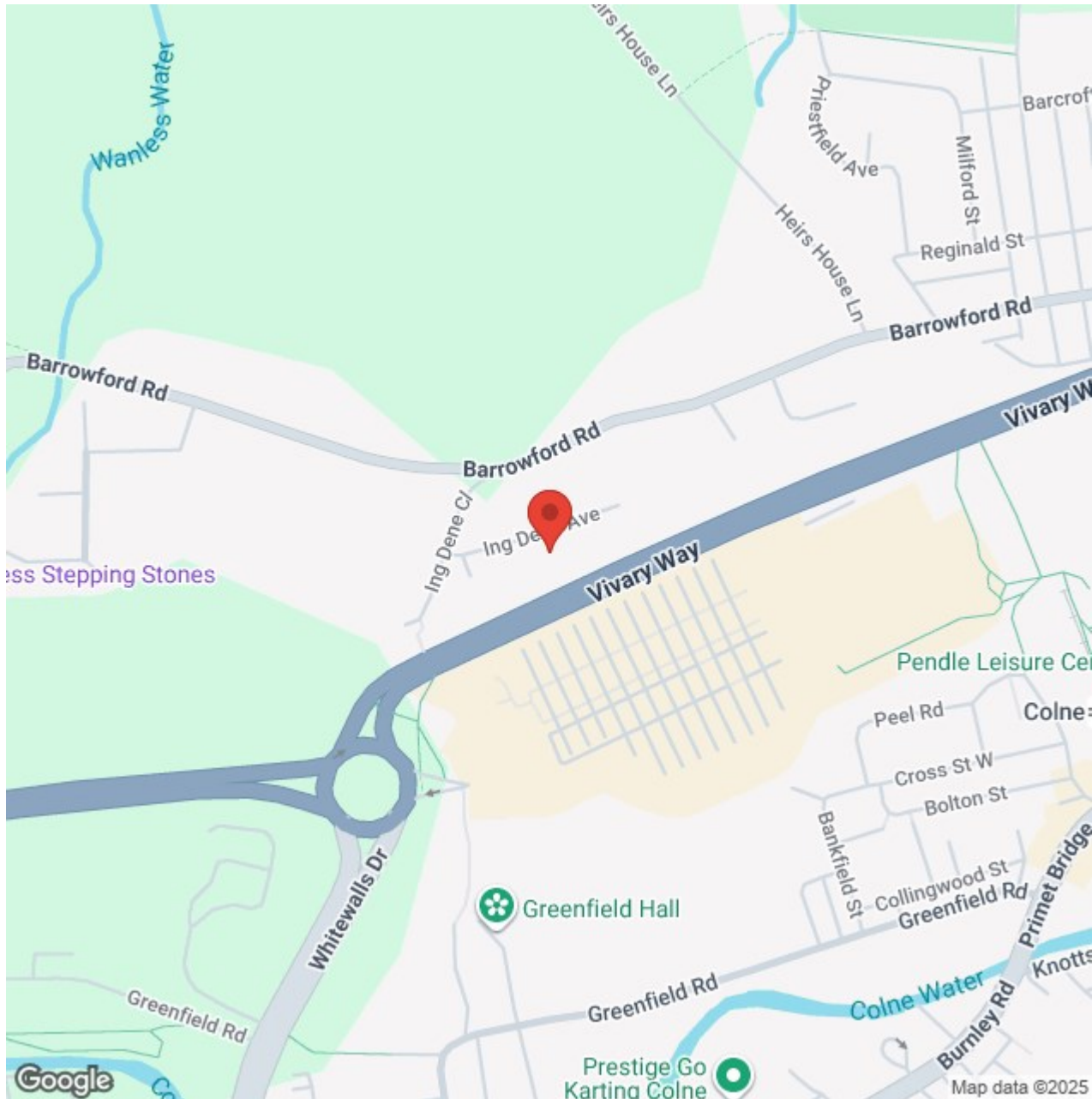
- Detached four-bedroom family home
- Master bedroom with en-suite shower room
- Spacious living room with garden access
- Kitchen positioned to the front elevation
- Single integral garage and driveway
- Full refurbishment required – excellent investment opportunity

Offered to the market by Hilton & Horsfall Estate Agents, this detached four-bedroom family home is located within a sought-after residential area of Colne. The property is being sold via the Modern Method of Auction and requires full refurbishment throughout, offering fantastic potential for investors, developers, or those looking for a project to create their ideal family home.

The accommodation briefly comprises an entrance hallway, kitchen positioned to the front elevation, and a spacious living room with access to the rear garden. To the first floor are four bedrooms, including a master with en-suite shower room, and a separate family bathroom. Externally, there is a driveway providing off-road parking, a single integral garage, and a garden to the rear. Located close to local schools, amenities, and transport links, this property offers excellent potential and represents a superb opportunity to add value in a desirable area.











# Lancashire

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## GROUND FLOOR

### HALLWAY

The property is entered via a front door leading into a hallway with staircase access to the first floor and doors to the ground floor accommodation. The hallway offers useful space for storage and provides a welcoming entrance to the home. Modernisation is required throughout.

### GROUND FLOOR WC 2'10" x 5'2" (0.88m x 1.60m)

### LIVING ROOM 24'4" x 11'2" (7.43m x 3.41m)

A spacious, full-length reception room with dual aspect windows providing plenty of natural light. The room features a traditional fireplace and French doors leading out to the rear garden. Although in need of full refurbishment, this generous space offers fantastic potential to create a stylish and comfortable family living area.

### KITCHEN 8'9" x 14'3" (2.68m x 4.35m)

Situated to the front of the property, the kitchen includes a range of fitted wall and base units with work surfaces, a built-in oven, and a four-ring gas hob. A large window to the front elevation provides good natural light. The kitchen now requires full refurbishment, offering excellent scope for buyers to reconfigure and modernise the space to suit their own style and needs.

## FIRST FLOOR / LANDING

### BEDROOM ONE 9'3" x 13'11" (2.84m x 4.25m)

Located to the front of the property, this spacious double bedroom benefits from fitted wardrobes and a window overlooking the garden. The room also includes access to a private en-suite shower room. Requiring full refurbishment, this space offers fantastic potential to create a comfortable and stylish principal bedroom suite.

### ENSUITE SHOWER ROOM 5'10" x 4'9" (1.78m x 1.47m)

Accessed from the main bedroom, the en-suite includes a shower cubicle, low-level WC, and wash basin. The room is part-tiled with a

distinctive circular feature window.

The space would benefit from a full upgrade, providing an excellent opportunity to create a modern and functional private shower room.

### BEDROOM TWO 9'1" x 8'5" (2.78m x 2.59m)

A good-sized double bedroom with a window providing plenty of natural light. In need of full modernisation, this room provides excellent potential to serve as a guest bedroom, teenager's room, or home office.

### BEDROOM THREE 8'7" x 9'6" (2.64m x 2.91m)

This single bedroom features a window overlooking the garden area. Ideal as a child's bedroom, study, or dressing room once refurbished.

### BEDROOM FOUR 8'7" x 8'5" (2.63m x 2.58m)

This bedroom features a window overlooking the garden area. Ideal as a child's bedroom, study, or dressing room once refurbished.

### BATHROOM 5'10" x 5'6" (1.78m x 1.68m)

The family bathroom is fitted with a three-piece suite comprising a panelled bath, pedestal wash basin, and low-level WC. The room is part-tiled with a window providing natural light and ventilation. In need of updating, this space offers scope for buyers to install a modern bathroom to their own taste and specification.

## GARAGE

### LOCATION

Situated on a quiet cul-de-sac in a popular area of Colne, the property is close to local amenities, well-regarded schools, and excellent transport links. Colne town centre, the M65 motorway network, and stunning countryside including Pendle Hill and Wycoller Country Park are all within easy reach, making this an ideal location for families, commuters, and investors alike.

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## AUCTIONEERS COMMENTS

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





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## OUTSIDE

Driveway to the front  
and a garden to the  
rear













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