



### 3 bed semi-detached house to buy in BB8

Windsor Street, Colne, Lancashire, BB8 9LH

**£115,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Three Bedrooms
- ✓ Semi Detached Home
- ✓ Vacant
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Windsor Street is a unique, large corner property located in a desirable area of Colne, Lancashire.

The seller has previously used the property as a 4 bedroom HMO with a gross annual income of £31,200 (full occupancy)

The boiler is 3 years old and there have been ongoing upgrades in the past four years.

There is a large u-shaped garden, terrace and patio area externally, as well as lots of space internally as well as space for parking and easy access to all local amenities, M65 motorway and more.

The vendor advises some external pointing and internal odd jobs are required (pictures show all), nothing more than basic maintenance and improvements are required - the necessary works are reflected in the price.

We have been informed by the seller a RICS valuation valued the property at £145,000 in 2023, and similar homes are selling for way above that in the area.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 867

Price: Starting Bid £115,000

Property Type: Semi-detached house

Parking: Allocated

Year built: 1890

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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