

61 Burnley Road, Colne, BB8 8DY
Auction Guide £80,000
Council Tax Band:




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ESTATE AGENTS

For Sale Via Modern Method Of Auction

Terms & Conditions Apply

Reservation Fee Applies

**Subject To An Undisclosed Reservation
Price**

This beautifully renovated property on Burnley Road offers an ideal opportunity for first-time buyers seeking a stylish, turnkey home. Perfectly located for easy motorway access to Manchester, it's also just a short walk from Colne town centre and the nearby train station – offering superb connectivity and convenience.

As you enter the home, you're welcomed by a bright hallway with stairs leading to the first floor. The entire property has been freshly plastered, creating a clean and modern finish throughout.

To the front of the house is a spacious lounge, filled with natural light thanks to a large window. Built-in alcove storage adds both practicality and charm, creating a stunning focal point.

To the rear lies the heart of the home – a fully tiled kitchen/diner featuring sleek new wall, base, and drawer units with contrasting worktops. Modern appliances include an electric oven, hob, and extractor hood, all set within a contemporary design ideal for cooking and entertaining. A convenient downstairs WC with modern tiled splashbacks and hand wash basin completes the ground floor.

Upstairs, you'll find two generously sized double bedrooms, freshly decorated in neutral tones, ready for your personal touch. The newly fitted bathroom is a true highlight, fully tiled from floor to ceiling with elegant panels and ceiling spotlights. It features a low-level WC, pedestal sink, and a panelled bath with overhead shower and glass screen.

This property combines modern style with practicality and location, making it a must-view for anyone looking for a ready-made home. This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc V



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