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PettyTM
Real

20 Helmsdale Road
Nelson
BB9 8BA



FOR SALE BY AUCTION - T&C APPLY
SUBJECT TO AN UNDISCLOSED RESERVE PRICE
RESERVATION FEE APPLICABLE
THE MODERN METHOD OF AUCTION



For Sale

- Mid-terrace property on Helmsdale Road, Nelson
- Ideal for first-time buyers or investors
- Garden forecourt to the front
- Comfortable and well-lit lounge
- Spacious dining kitchen with ample room

Auction Guide £60,000

- Useful lean-to providing additional space
- Two well-proportioned bedrooms
- Three piece bathroom
- Rear yard
- No chain



This well-presented mid-terrace property on Helmsdale Road in Nelson offers an excellent opportunity for first-time buyers or investors, with the added benefit of being sold with no onward chain. Positioned behind a neat garden forecourt, the home provides a welcoming first impression and is conveniently located for local amenities, schools, and transport links.

Upon entering, you are greeted by a useful vestibule which leads into a comfortable and inviting lounge. This space is ideal for relaxing and benefits from good natural light, creating a warm and homely atmosphere.

To the rear of the ground floor is a spacious dining kitchen, offering ample room for both cooking and dining. The layout is practical and well-suited to everyday living, with access leading through to a lean-to, providing additional storage or utility space.

The first floor comprises two well-proportioned bedrooms, both offering comfortable accommodation. The bathroom is also located on this level and is fitted with a three-piece suite, serving the home efficiently.

Externally, the property benefits from an enclosed rear yard, offering a private outdoor space that is easy to maintain. With no chain delay, this property is ready for immediate purchase and presents a fantastic opportunity to step onto the property ladder or expand a rental portfolio.

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. This additional time allows buyers to proceed with mortgage finance. 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 £6,600.00 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 £300.00 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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