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117 Southfield Street
Nelson
BB9 0JZ



FOR SALE BY AUCTION - T&C APPLY

- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- RESERVATION FEE APPLICABLE
- THE MODERN METHOD OF AUCTION



For Sale

- End-terrace property in a convenient Nelson location
- Entrance hallway leading to two reception rooms
- Functional kitchen requiring modernisation
- Two well-proportioned first-floor bedrooms
- Family bathroom on the first floor

Auction Guide £40,000

- Gas central heating throughout
- UPVC double-glazed windows
- Forecourt to the front of the property
- Rear yard with useful outbuilding
- Excellent opportunity for renovation or investment



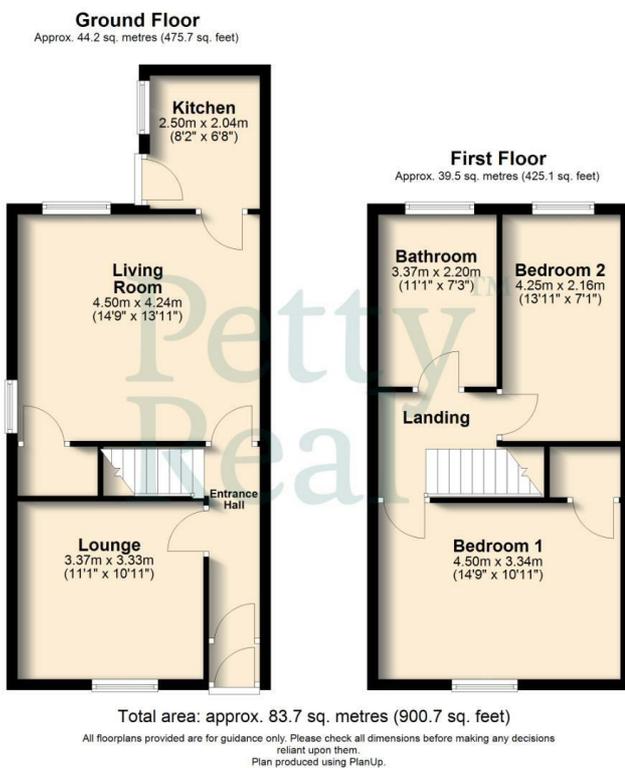
Situated in a convenient location in Nelson, this end-terrace home offers an ideal opportunity for buyers looking to modernise and create a comfortable family home. The property is well-positioned close to local amenities, schools, and public transport links, providing both practicality and potential for improvement.

The ground floor comprises a welcoming entrance hallway leading to two reception rooms, offering flexible living and dining space. The kitchen is located to the rear and provides a functional area, ready for modernisation to suit contemporary living requirements.

To the first floor, there are two bedrooms, both of a good size, complemented by a family bathroom. The property benefits from gas-fired central heating and UPVC double-glazed windows, offering a degree of comfort while improvements are made.

Externally, there is a forecourt to the front and a rear yard featuring an outbuilding, providing additional storage or potential for a workshop. The property's layout and outdoor space offer scope for extension or renovation, subject to the necessary consents.

Overall, this end-terrace home presents a fantastic opportunity for buyers looking to invest in a property with potential in a sought-after area of Nelson.



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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