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PettyTM
Real

64 Rhoda Street
Nelson
BB9 9HY



For Sale

- Mid-Terrace Property
- Large Kitchen/Diner
- Two bedrooms
- Good Sized Loft Room
- Four Piece Modern Bathroom

Auction Guide £50,000

- Central Heating
- Double Glazing
- Close To Local Amenities
- No chain
- Freehold



A garden fronted mid-terrace dwelling situated in a popular residential location, conveniently positioned close to local Primary and Secondary Schools, Marsden Park, and Marsden Park Municipal Golf Course. The property is immaculately presented throughout and would make an ideal purchase for a first-time buyer, downsizer, or buy-to-let investor with vacant possession.

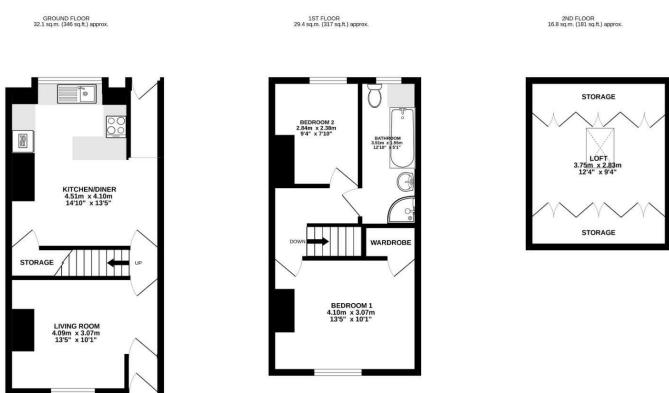
The accommodation comprises an entrance vestibule leading into a good-sized lounge, which in turn opens into a spacious kitchen/diner. The kitchen is fully fitted with a range of matching wall, base, and drawer units with complementary work surfaces, incorporating a double oven, electric hob, and double bowl stainless steel sink.

To the first floor is a generous double bedroom to the front of the property, featuring a fitted wardrobe over the stairs, along with a second bedroom to the rear where the boiler is located.

The modern bathroom houses a four-piece suite in white, comprising a low-level WC, pedestal wash basin, panelled bath, and separate shower enclosure.

To the second floor is a useful loft room, currently utilised for storage and accessed via a pull-down ladder.

Externally, the property benefits from a garden forecourt to the front and an enclosed yard to the rear. Additional features include gas central heating and UPVC double glazing throughout.



TOTAL FLOOR AREA: 79.3 sq m. (843 sq ft) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors, etc. are approximate only and no responsibility is accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and is not intended as a guide to the operability or efficiency of any room or area. Houseview Reserve 1000.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.