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93 Hibson Road
Nelson
BB9 0AU



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FOR SALE BY AUCTION – T & C'S APPLY
SUBJECT TO AN UNDISCLOSED RESERVE PRICE
RESERVATION FEE APPLICABLE
THE MODERN METHOD OF AUCTION



For Sale

- Spacious detached bungalow
- Potential for development
- Flexible accommodation with 2–3 bedrooms, dining room could serve as third bedroom
- Large lounge providing a central living space
- Fitted kitchen with scope for modernisation throughout

Auction Guide £170,000

- Shower room, in need of updating
- Conservatory overlooking a generous rear garden
- Substantial rear garden
- Integral garage
- Ample off-road parking to the front



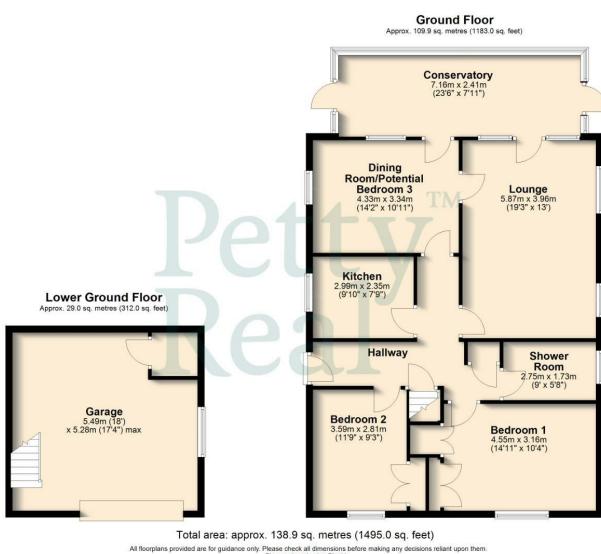
Located on the ever-popular Hibson Road in Nelson, this spacious detached bungalow presents a rare opportunity to acquire a property of this type and position, which rarely comes available. Occupying a generous plot within a well-established residential area, the property is conveniently placed for local amenities, schools and transport links.

The accommodation is well proportioned throughout and offers excellent flexibility. A spacious lounge provides a comfortable main living space, while a separate dining room, which could easily be utilised as a third bedroom, adds versatility to suit a range of requirements. The fitted kitchen offers ample storage and worktop space but, like the rest of the property, is in need of modernisation throughout, allowing purchasers to redesign and upgrade to their own taste.

The bungalow currently provides two to three bedrooms along with a shower room, all offering further scope for improvement and reconfiguration if desired.

To the rear, a conservatory overlooks the large garden, creating a pleasant additional living area with views across the outdoor space. The substantial rear garden is a particular highlight and offers excellent potential for extension or further development, subject to the relevant planning permissions.

Further benefits include a lower ground floor integral garage with a remote-controlled door, a useful WC, ample off-road parking, and a small cellar storage space accessed externally, ideal for additional storage. With its adaptable layout, generous plot and clear potential to add value, this property represents an exciting opportunity in a highly regarded residential location.



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.