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Real

147 Chapel House Road
Nelson
BB9 9PL



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



For Sale

- Traditional mid-terrace property in Nelson
- Three bedrooms providing ample family space
- Entrance hallway leading to main reception areas
- Two spacious reception rooms with good natural light
- Extended kitchen with fitted units

Auction Guide £70,000

- Bathroom fitted with a three-piece suite
- Third bedroom accessed via the bathroom
- Forecourt garden to the front
- Enclosed yard to the rear
- Excellent potential to modernise and add value



****FOR SALE BY THE MODERN METHOD OF AUCTION****

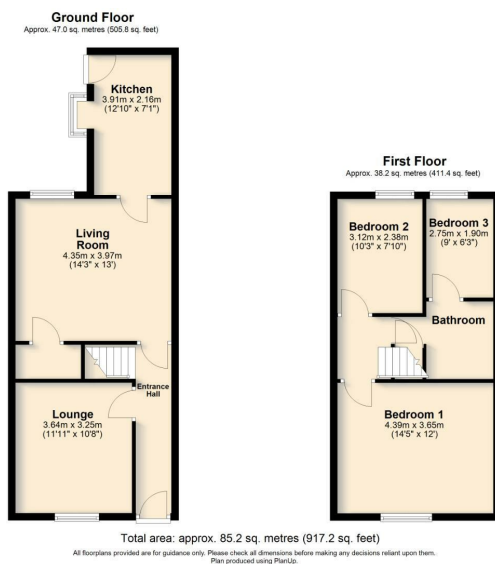
Positioned on Chapel House Road in Nelson, this traditional three-bedroom mid-terrace property offers generous living accommodation, ideal for first-time buyers or growing families. The home retains much of its original character while providing scope for modernisation to suit individual tastes.

Upon entering, you are welcomed by an entrance hallway that sets the tone for the rest of the home. The ground floor features two well-proportioned reception rooms, providing flexible living spaces perfect for both relaxing and entertaining. Each room benefits from good natural light and traditional features typical of properties of this era.

To the rear of the property lies an extended kitchen, fitted with a range of units and offering ample room for appliances and dining. The extension enhances the ground floor layout, creating additional space for family life and everyday convenience.

On the first floor, there are three bedrooms, including two spacious doubles and a third bedroom accessed through the bathroom. The bathroom itself is fitted with a three-piece suite.

Externally, the property benefits from a forecourt to the front and an enclosed yard to the rear. Offering excellent potential, this home presents an exciting opportunity to create a comfortable family residence.



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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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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