

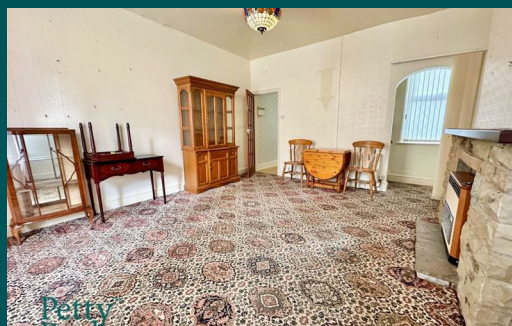
Because life is

PettyTM
Real

10 Garden Street
Brierfield
BB9 5DA



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



For Sale

- Semi-detached property located on Garden Street in Brierfield
- Ideal purchase for first-time buyers, investors, or small families
- Spacious lounge with attractive bay window
- Separate fitted kitchen to the rear
- Two well-proportioned double bedrooms

Auction Guide £70,000

- Three-piece bathroom suite
- Living accommodation arranged over two floors
- Forecourt garden to the front
- Enclosed garden to the rear
- Convenient access to local amenities, schools, and transport links



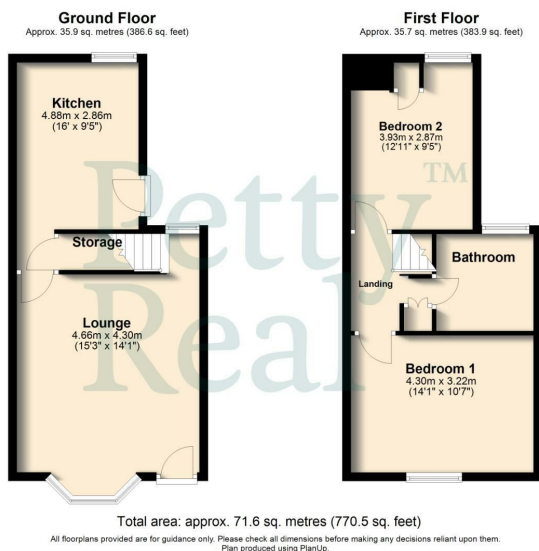
Situated in a convenient residential location in Brierfield, this attractive semi-detached property on Garden Street presents an excellent opportunity for first-time buyers, small families, or investors seeking a well-proportioned home with good access to local amenities and transport links. The property offers comfortable living accommodation arranged over two floors and benefits from both a forecourt garden to the front and an enclosed garden to the rear.

Upon entering the property, you are welcomed into a spacious lounge which provides a warm and inviting main living area. A large bay window to the front elevation allows plenty of natural light to fill the room, creating a bright and airy atmosphere while also adding character and charm to the space.

To the rear of the property is a separate fitted kitchen, providing a practical and functional layout with ample worktop and storage space. The kitchen offers sufficient room for everyday cooking and dining while providing direct access towards the rear garden area.

To the first floor, the property offers two well-proportioned double bedrooms. Both rooms provide comfortable accommodation and offer flexibility for a range of uses, whether as bedrooms, guest rooms, or a home office depending on individual needs.

Completing the accommodation is a three-piece bathroom suite. Externally, the property benefits from a forecourt garden to the front and a private enclosed garden to the rear, providing a pleasant outdoor space for relaxing, gardening, or entertaining during the warmer months.



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.