

Because life is

PettyTM Real

334 Railway Street
Nelson
BB9 0JD



- 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 end-terrace
- Popular location
- Some modernisation required
- Lounge
- Living room

Auction Guide £60,000

- Kitchen
- Two double bedrooms
- Modern three piece bathroom
- Garden to the rear
- No chain



Situated on Railway Street, Nelson, this end-terrace property offers a fantastic opportunity for buyers looking to add value to a home while benefiting from some existing modern touches. Positioned close to local amenities, schools, and transport links, it would suit first-time buyers, investors, or those looking to downsize.

The ground floor features two well-proportioned reception rooms, providing flexible living and dining space with potential for reconfiguration to suit modern lifestyles. Large windows ensure good levels of natural light throughout, and the layout offers a blank canvas for buyers wishing to update and personalise the space.

The kitchen is positioned to the rear, offering access to the garden and providing the potential for extension or modernisation to create a bright, open-plan kitchen dining area, subject to the necessary consents. There is scope to enhance the ground floor further with cosmetic improvements to add value.

Upstairs, the property benefits from two good-sized bedrooms, providing comfortable sleeping accommodation. A modern three-piece bathroom has been installed, featuring contemporary fittings, reducing the need for immediate work in this area.

Externally, there is an extensive garden with direct access onto the nature reserve, offering space for outdoor seating or planting. Available with no onward chain, this property represents a great opportunity to create a lovely home in a convenient 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 4.2% 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.



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