

## DESCRIPTION

**\*\* MODERN AUCTION - 3 BEDROOMS - CHAIN FREE \*\*\***

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in the heart of the up-and-coming Padiham town, this mid-terraced three-bedroom home presents an excellent opportunity for investors or first-time buyers seeking a renovation project. With gas central heating and UPVC double glazing throughout, the property provides a solid foundation for modern updates and customisation.

The home features a spacious breakfast kitchen, perfect for family meals and gatherings. Its central location in Padiham offers convenient access to local amenities, shops, and schools, making it an ideal spot for families and professionals alike.

Padiham has recently undergone a significant regeneration project, enhancing its appeal and fostering a vibrant community atmosphere. This property's potential is bolstered by the town's ongoing development, making it a smart investment for those looking to capitalise on the area's growth.

This property is being sold via a secure online auction, ensuring a transparent and straightforward purchasing process. Don't miss out on this chance to create your dream home or add a valuable asset to your investment portfolio.

Act quickly to secure this promising home in a thriving location. **BOOK YOUR VIEWING NOW** and explore the possibilities this property has to offer.





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**Living room 14'4 x 14'1**

**Kitchen 12'2 x 11'4**

**Landing 16'0 x 5'1**

**Bedroom three 10'3 x 5'9**

**bedroom two 8'9 x 5'2**

**Bedroom one 8'6 x 13'9**

**Bathroom 8'8 x 6'5**

### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

999 Years from 25/04/1842 - £5.16 annual ground rent.

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - On Street

Rights and easements – Unknown

Restrictions – not conservation area, not a listed building status, no tree preservation orders in place.

Building safety – None identified

Accessibility/Adaptations – Essential living accommodation on entrance level and bedrooms to the first floor

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – None for the property itself and its immediate locality

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

## **Viewings on Brochure**

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

For the latest upcoming properties make sure you follow our socials on instagram @fardella\_bell\_estate\_agents and facebook @fardella & bell estate agents

## **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

## **Publishing**

Publishing - You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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