

Because life is

Petty<sup>TM</sup>  
Real

4 Fairfield Road  
Nelson  
BB9 9LU



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## For Sale

- Semi detached
- Popular location
- Updating required
- Lounge
- Kitchen

## Auction Guide £95,000

- Utility & wc
- Three bedrooms
- Bathroom
- Gardens front & rear
- Driveway



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

Spacious three-bedroom semi-detached family home is situated in a sought-after residential area of Nelson, offering convenient access to Marsden Park, local primary and secondary schools, Nelson town centre, and its myriad amenities.

The ground floor accommodation comprises an entrance hall leading to the first floor, a comfortable lounge featuring a living flame gas fire and surround, with UPVC double glazed French doors opening onto the garden. Additionally, there is a fully fitted dining kitchen, a downstairs WC, a convenient storage room, and a driveway.

Upstairs, the property offers two double bedrooms, a generously sized single bedroom, and a three-piece bathroom complete with a bath featuring an overhead shower, WC, and wash basin.

Externally, the property features gardens to both the front and rear, with the rear garden being notably spacious and private.

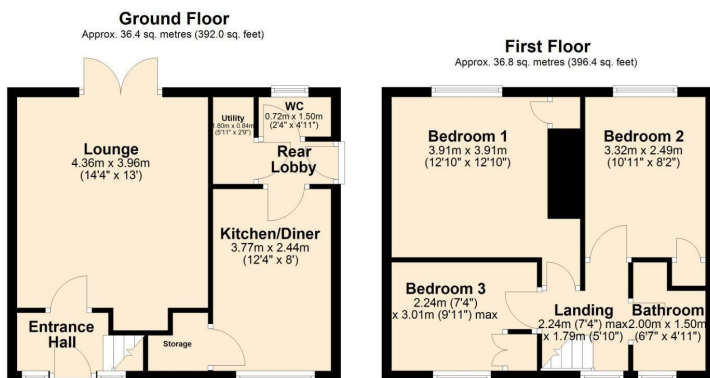
Though the property requires updating, it presents an excellent opportunity for a young family looking to move up the property ladder. With the added benefits of gas-fired central heating and UPVC double glazing, this home holds enormous potential.

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.

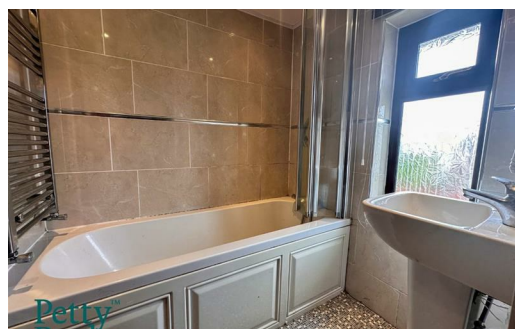
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of 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.



Total area: approx. 73.2 sq. metres (788.4 sq. feet)



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.

11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)