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Real

83 Bentley Street  
Nelson  
BB9 0BS



- 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 bay fronted end terrace
- Sought after location
- Ideal for a family
- Some updating required
- Lounge

## Auction Guide £70,000

- Living room
- Separate kitchen
- Three bedrooms
- Bathroom
- Yard & side garden

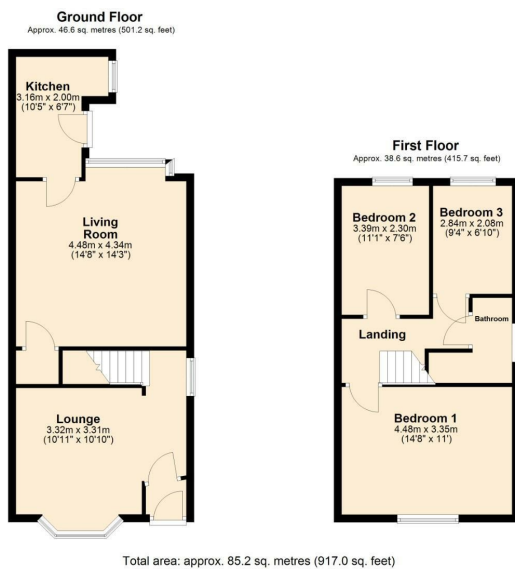




This spacious end-terrace home is located in the popular area of Nelson, making it a highly desirable property for both investors and first-time buyers. The house features two reception rooms, providing ample living space for a variety of uses, whether for entertaining guests or creating a cozy family environment. The separate kitchen is well-defined, allowing for focused cooking activities away from the main living areas.

Upstairs, the property offers three well-proportioned bedrooms, accommodating a growing family or offering potential for rental income. While the house is in generally good condition, it does require some tender loving care to bring it to its full potential. This presents an excellent opportunity for buyers looking to add their personal touch or investors aiming to increase the property's value through refurbishment.

Overall, this property combines a spacious layout with a prime location, making it a compelling option in the current market. Whether you're looking to invest or find your first home, this mid-terrace house in Nelson offers a promising opportunity.



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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