

Because life is

Petty<sup>TM</sup>  
Real

17 St. Pauls Road  
Nelson  
BB9 0QX



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



## For Sale

- Bay fronted mid-terrace
- Open aspect to the front
- Ideal for a first time buyer or landlord
- Lounge
- Dining kitchen

## Auction Guide £70,000

- Two bedrooms
- Three piece bathroom
- Garden forecourt to the front
- Yard to the rear
- Viewing recommended





This bay-fronted mid-terrace property on St. Pauls Road, Nelson, offers a fantastic opportunity for buyers looking for a home with potential. The house benefits from an open aspect to the front, allowing for plenty of natural light and a pleasant outlook, making it an appealing choice for first-time buyers or investors.

The ground floor features a cozy lounge with bay windows, creating a welcoming space for relaxing. The dining kitchen offers ample space for family meals and entertaining, providing the heart of the home with the potential for updates to suit personal style.

Upstairs, the property includes two bedrooms, perfect for a small family or for use as a guest room or office. The three-piece bathroom is functional and could be modernised to add further value to the home.

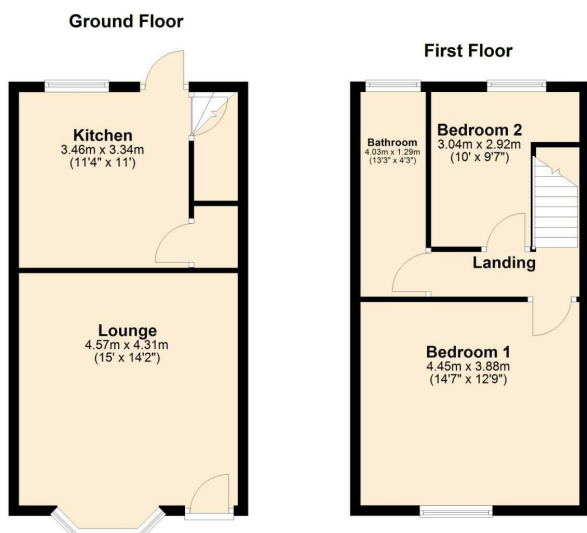
Externally, the property has a forecourt to the front and a yard to the rear, providing low-maintenance outdoor spaces. While the house requires some TLC, it offers great potential to create a charming and comfortable home. Located in a desirable area with an open view, this property is perfect for those willing to add their personal touch.

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.

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

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