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Real

15 Highfield Crescent  
Nelson  
BB9 8SN



- 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 semi-detached
- Popular location
- Ideal for investor
- Hallway & lounge
- Dining room & kitchen

## Auction Guide £75,000

- Utility room & wc
- Three bedrooms
- Three piece bathroom
- Gardens front & rear
- No chain





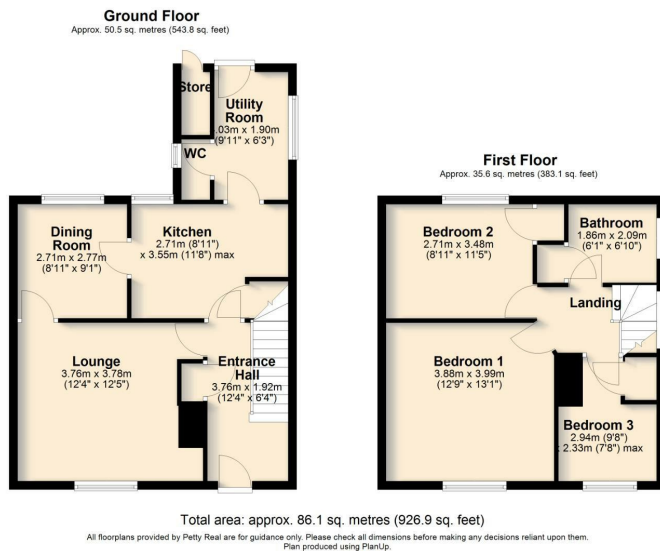
Located on Highfield Crescent in Nelson, this three-bedroom semi-detached property offers spacious accommodation and fantastic potential for those looking to take on a refurbishment project. With well-proportioned rooms and a traditional layout, it's an ideal opportunity for families, investors, or buyers wanting to create their ideal home.

The ground floor begins with an entrance hallway that leads through to a bright and comfortable lounge. A separate, compact dining room provides a dedicated space for meals or entertaining, while the fitted kitchen offers a practical base ready for modernisation.

Adjoining the kitchen is a useful utility room with access to a ground floor WC, adding valuable convenience to the home. This area could be reconfigured to maximise space and functionality, making it a standout feature once updated.

Upstairs, the first-floor landing leads to three well-sized bedrooms, ideal for family living or guest accommodation. The accommodation is completed by a three-piece bathroom suite that, like the rest of the property, would benefit from cosmetic improvement.

Externally, the property boasts gardens to both the front and rear, offering potential for outdoor enjoyment or landscaping projects. Situated in a residential area close to local amenities, this property represents a superb chance to add value and personalise.



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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