

Because life is

PettyTM
Real

3 Scholefield Avenue
Nelson
BB9 0EN



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



For Sale

- Mature semi-detached
- Sought after location
- Ideal for a family
- Potential to extend
- Large garden to the rear

Auction Guide £160,000

- Two reception rooms
- Separate extended kitchen
- Garage & wc
- Three bedrooms
- Shower room



This well-proportioned semi-detached home on Scholefield Avenue in Nelson offers spacious and versatile accommodation, ideal for families or those looking to upsize. Positioned in a popular residential area, the property benefits from a practical layout across two floors.

On the ground floor, the home features two generous reception rooms, perfect for use as a lounge and dining area or for entertaining guests. A separate kitchen offers ample cupboard space and work surfaces, ideal for everyday cooking and meal preparation.

There is the added convenience of a downstairs WC, providing practicality for busy households. The property also includes a garage, which offers further storage options or secure off-road parking.

Upstairs, the first floor comprises three well-sized bedrooms, offering comfortable living space for family members or guests. A modern shower room completes the first floor and is fitted with a contemporary suite.

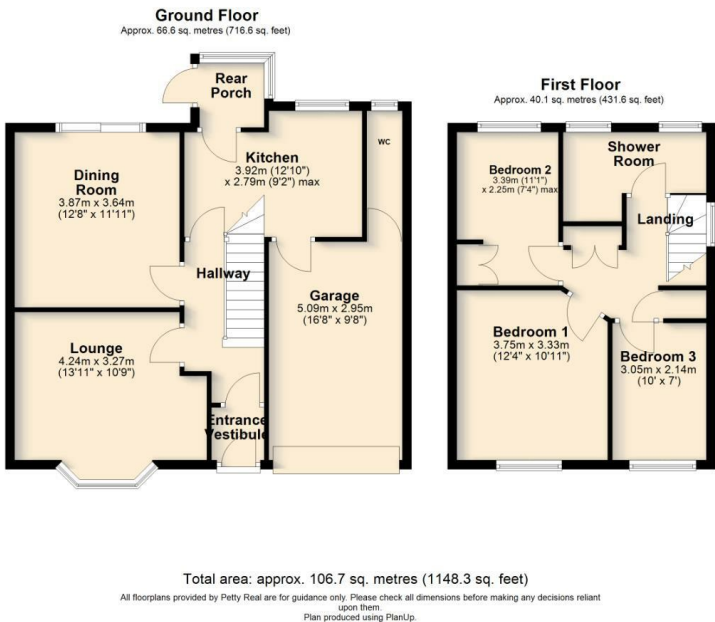
Externally, the property boasts a good-sized rear garden—ideal for outdoor activities, gardening, or relaxing in warmer months. A driveway at the front of the home provides additional off-road parking. This property combines space, comfort, and convenience, making it an appealing option in this established neighborhood.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.