



Hilton &
Horsfall

BB9 7XU

Fountain Street, Nelson

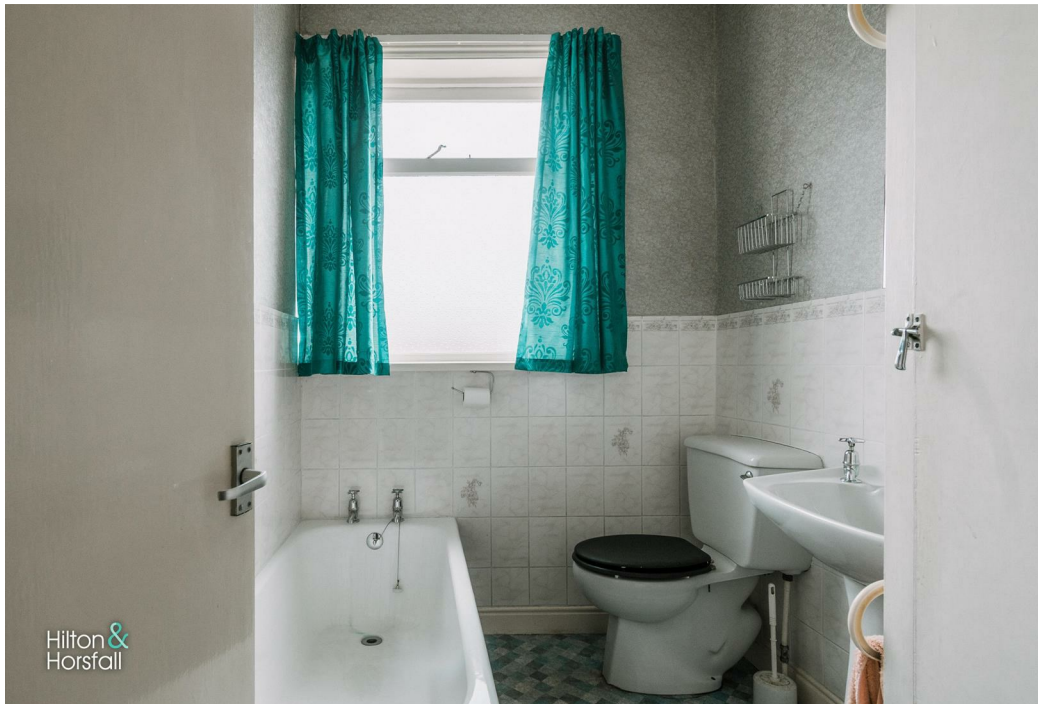
Guide Price £65,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction

The opportunity has arisen to acquire this three bedroomed mid terrace dwelling, available via modern auction. In need of renovation, this is a great project. Located in the popular town of Nelson and having local amenities, transport links, primary and secondary schools nearby. Briefly comprising of: an entrance vestibule, entrance hall with a staircase leading to the first floor / landing, sitting room, spacious living room and kitchen with access out to the rear elevation. To the first floor you will find three well proportioned bedrooms and a three piece bathroom. Externally to the front elevation is a gate forecourt. To the rear elevation is an enclosed yard with outhouse. Early viewng is advised to avoid disappointment. Council Tax Band 'A'. Leasehold.







Lancashire

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GROUND FLOOR

With a uPVC double glazed front door leading into:

ENTRANCE VESTIBULE

With access through to:

ENTRANCE HALL

Having an electric wall heater and a staircase leading to the first floor / landing.

SITTING ROOM 13'0" x 8'9" (3.976m x 2.674m)

A comfortable sized room having a gas fire set within a feature fireplace and a uPVC double glazed window to the front elevation.

LIVING ROOM 14'2" x 13'5" (4.329m x 4.105m)

A family sized room having an under stairs storage cupboard, gas fire set within a feature fireplace, coving, picture rail, ceiling rose, television point and a uPVC double glazed window to the front elevation. With access through to:

KITCHEN 9'0" x 7'0" (2.753m x 2.136m)

Having fitted wall and base units, contrasting work surfaces, plumbing for a washing machine, inset sink, space for a fridge / freezer, space for an oven, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear yard.

FIRST FLOOR / LANDING

With access to the loft hatch.

BEDROOM ONE 13'4" x 13'6" (4.074m x 4.131m)

A room of double proportions having an inbuilt wardrobe and a uPVC double glazed window to the front elevation.

BEDROOM TWO 7'5" x 10'9" (2.283m x 3.285m)

Another room of double proportions having an inbuilt storage cupboard and a uPVC double glazed window to the front elevation.

BEDROOM THREE 8'1" x 6'10" (2.488m x 2.094m)

A well proportioned room having a velux style window.

BATHROOM

A 3-piece suite comprising of: a panelled bath, low level w.c, pedestal sink, partially tiled walls, boiler cupboard and a frosted double glazed window to the rear elevation.

EXTERNALLY

Externally to the front elevation is a gate forecourt. To the rear elevation is an enclosed yard with outhouse.

AUCTIONEER COMMENTS

Auctioneer Comments

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 (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 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.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they

will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral

arrangement and payment prior to any services being taken by you.

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PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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OUTSIDE

Externally to the front elevation is a gate forecourt. To the rear elevation is an enclosed yard with outhouse.









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