



Hilton &
Horsfall

BB9 8AZ

Berriedale Road, Nelson

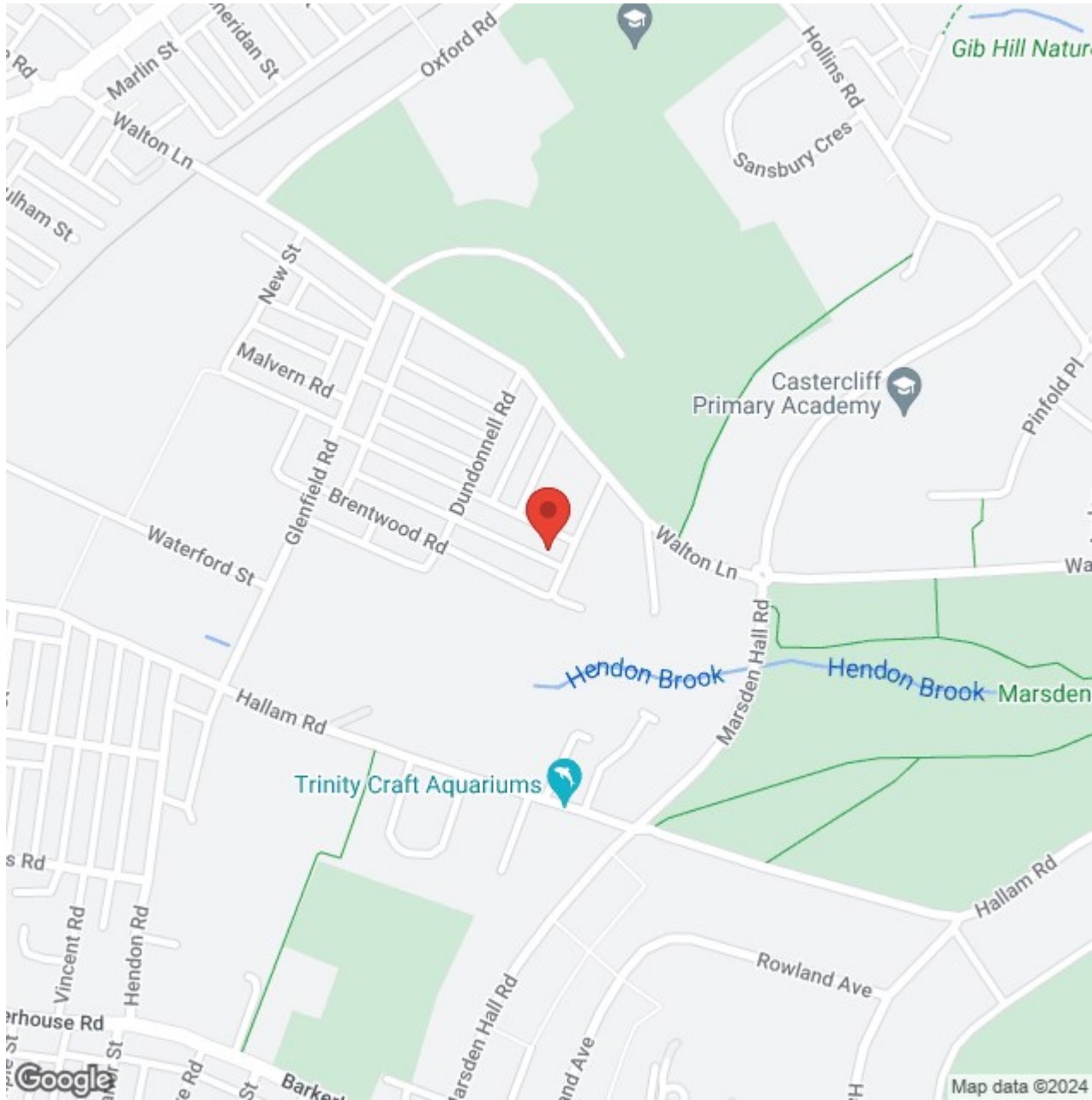
Guide Price £55,000

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

A great opportunity to acquire this two bedroomed mid terrace property. Located just off Walton Lane in a quiet and popular area of Nelson, with local amenities and the M65 motorway just a short drive away. This dwelling has many noteworthy features and briefly comprises of: a good sized living room and a fitted kitchen on the ground floor. To the first floor you will find two well proportioned bedrooms and a three piece bathroom suite. Externally to the front is a forecourt and to the rear is an enclosed yard. Available with no chain delay.

The property is currently let out at £90 per week to a tenant who has been in the property since 2004. We have on file an EICR report which expires in 2028, a current Gas Safety Certificate due to expire October 2024. All relevant detectors are in place making this a great working investment.







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Lancashire

A great opportunity to acquire this two bedroomed mid terrace property. Located just off Walton Lane in a quiet and popular area of Nelson, with local amenities and the M65 motorway just a short drive away. This dwelling has many noteworthy features and briefly comprises of: a good sized living room and a fitted kitchen on the ground floor. To the first floor you will find two well proportioned bedrooms and a three piece bathroom suite. Externally to the front is a forecourt and to the rear is an enclosed yard. Available with no chain delay.

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 14'9" x 13'10" (4.498m x 4.239m)

A family sized living room with space for settees, television point, wall feature fireplace with electric fire set within, 1x central heating radiator and uPVC double glazed window to the front elevation.

DINING KITCHEN 13'11" x 10'6" (4.245m x 3.205m)

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, integrated Belling oven / grill, 4 ring gas hob with Whirlpool extractor hood above, plumbing for a washing machine, space for a freestanding fridge / freezer, space for table and chairs, 1x central heating radiator, door to under stairs storage cupboard, uPVC double glazed window to the rear elevation and uPVC door leading out to the rear yard.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 14'0" x 13'10" (4.278m x 4.241m)

A bedroom of double proportions with fitted wardrobes, 1x central heating radiator, door to storage cupboard and uPVC double glazed window to the front elevation.

BEDROOM TWO 9'10",800'6" x 8'2" (3,244m x 2.499m)

Another bedroom of double proportions with space for drawers, 1x central heating radiator, Baxi boiler and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: panelled bathtub with chrome mixer taps and shower attachment over, pedestal sink with chrome mixer tap, low level w.c, part tiled walls, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the rear elevation you will find a well kept enclosed yard with a storage shed.

ADDITIONAL INFO

The property is currently let out at £90 per week to a tenant who has been in the property since 2004. We have on file an EICR report which expires in 2028, a current Gas Safety Certificate due to expire October 2024. All relevant detectors are in place.

PUBLISHING

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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.

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](http://iamsold.com)

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](http://iamsold.com) 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](http://iamsold.com).

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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OUTSIDE

Externally to the rear elevation you will find a well kept enclosed yard with a storage shed.







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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01200 435667](tel:01200435667)