



Hilton &
Horsfall

BB9 0QT

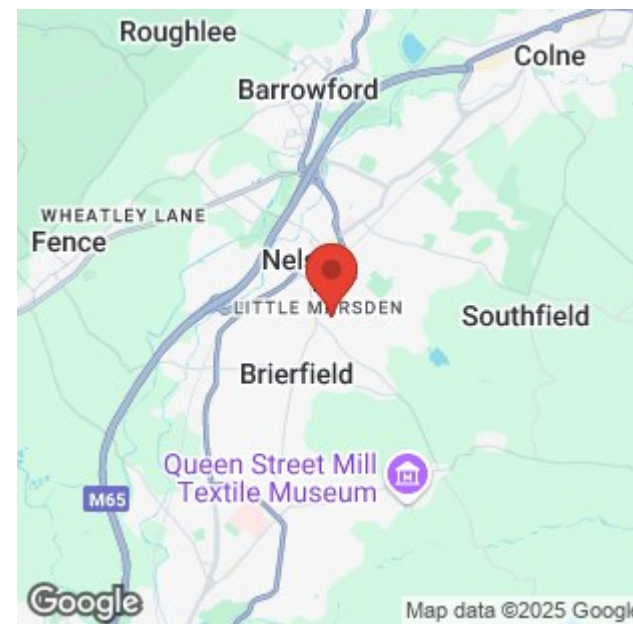
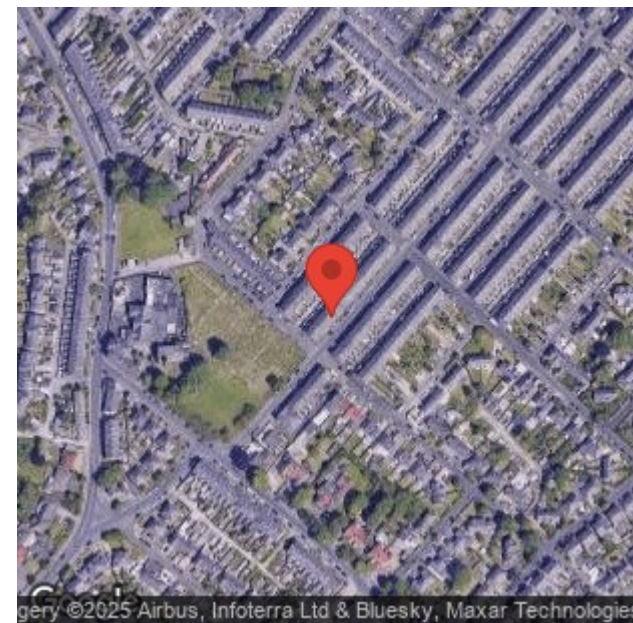
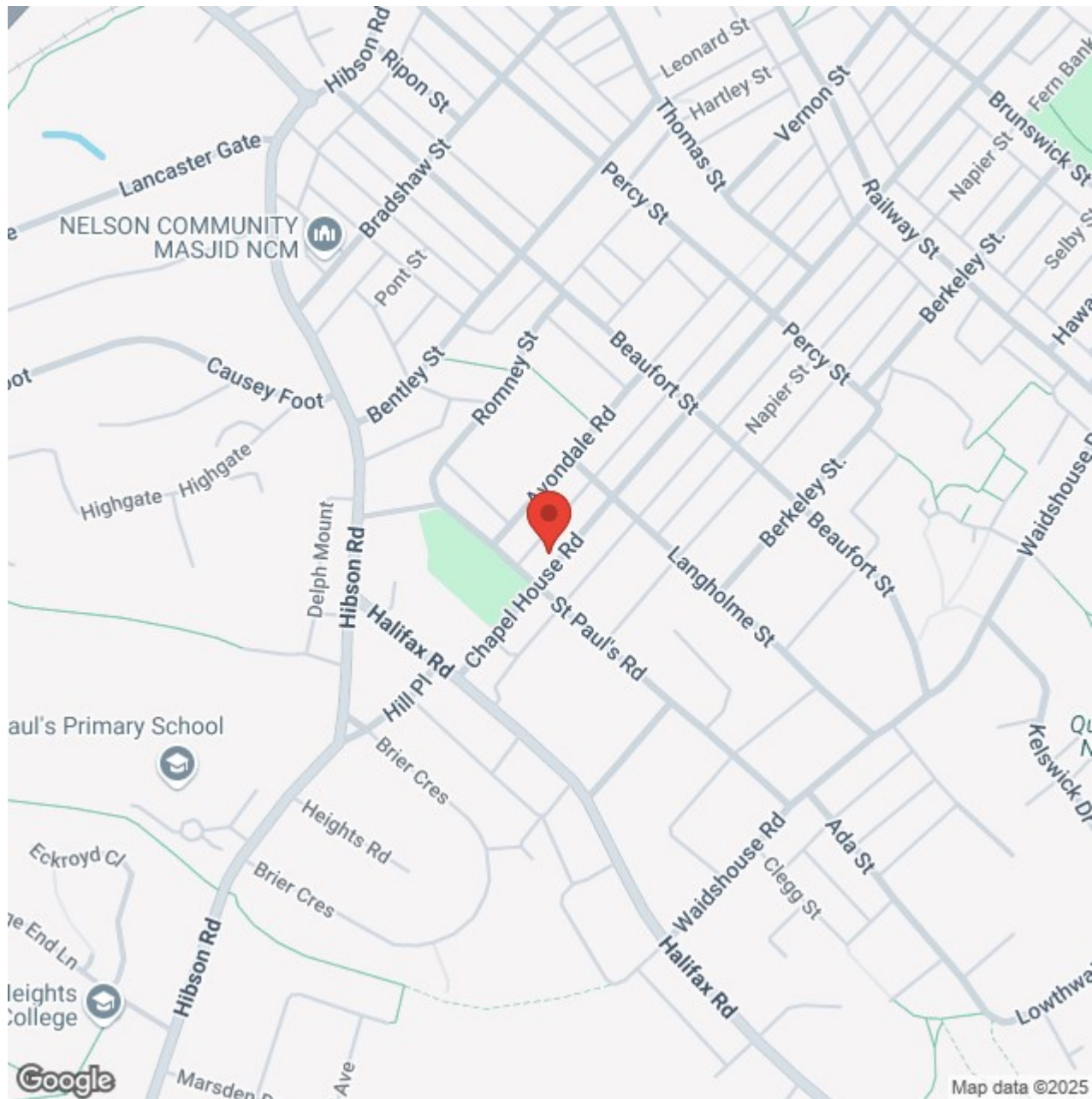
Chapel House Road, Nelson

By Auction £85,000

- Terrace • Two bedrooms • Modern • Sought after area • Living room • Vestibule

A well-presented two-bedroom mid-terrace property, ideal for first-time buyers or investors. The ground floor features an entrance vestibule, a bright and welcoming living room, and a spacious dining kitchen offering plenty of room for everyday living. To the first floor, the property offers two generously sized bedrooms and a contemporary three-piece bathroom. Externally, there's a neat forecourt to the front and a low-maintenance flagged yard to the rear. Conveniently located close to local amenities, schools, and transport links.







Lancashire

A well-presented two-bedroom mid-terrace property, ideal for first-time buyers or investors. The ground floor features an entrance vestibule, a bright and welcoming living room, and a spacious dining kitchen offering plenty of room for everyday living. To the first floor, the property offers two generously sized bedrooms and a contemporary three-piece bathroom. Externally, there's a neat forecourt to the front and a low-maintenance flagged yard to the rear. Conveniently located close to local amenities, schools, and transport links.

ENTRANCE

With a uPVC double glazed door leading to:

VESTIBULE

LIVING ROOM 17'1" x 13'5" (5.21 x 4.11)

A family sized living room with an electric fire, coving, 1x radiator and a uPVC bay window to the front elevation.

KITCHEN 10'5" x 10'4" (3.20 x 3.16)

A modern fitted kitchen with a range of wall and base units, having integrated appliances such as an electric oven, extractor hood, four ring electric hob. The kitchen also boasts a matte black sink with chrome mixer tap, 1x radiator, under stairs storage, plumbing for a washing machine, uPVC double glazed window to the rear elevation and solid hard wood door leading to the rear yard.

LANDING

With access to the loft.

BEDROOM ONE 12'9" x 13'6" (3.89 x 4.12)

A good sized double bedroom with a feature fire place, built in storage, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 9'10" x 5'10" (3.00 x 1.78)

A well proportioned single bedroom with built in storage, 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM 12'11" x 4'1" (3.96 x 1.27)

A contemporary three piece suite with a panelled bath and shower over, push button w.c, pedestal sink with chrome hot and cold tap, 1x radiator, built in storage and a uPVC double glazed frosted window to the rear elevation.

AUCTIONEERS 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 4.5% 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.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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.



BB9 0QT

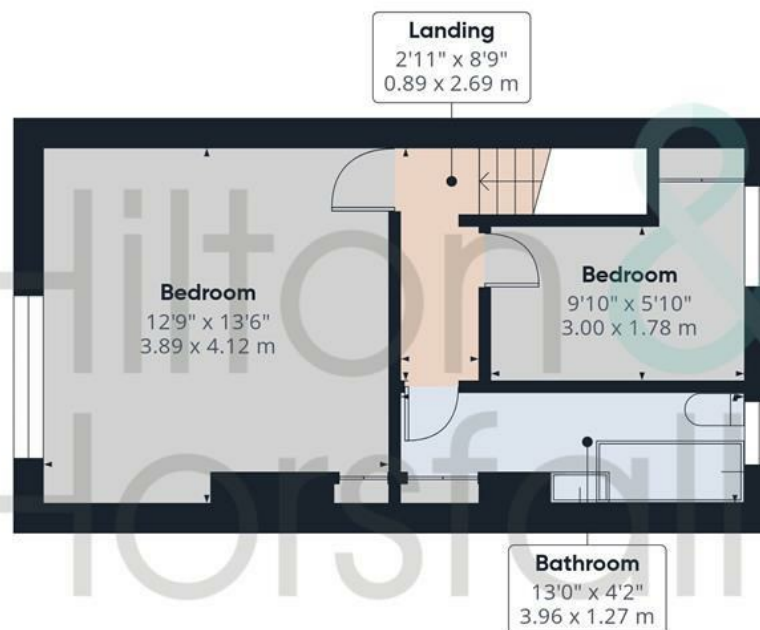
OUTSIDE

Externally, there's a neat forecourt to the front and a low-maintenance flagged yard to the rear.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

658 ft²

61.2 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Hilton &
Horsfall



Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

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

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

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