

Because life is

# Petty Real<sup>TM</sup>

64 Gisburn Road  
Barrowford  
BB9 8NG



- 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 property
- Sought after village location
- Hallway
- Modern four piece bathroom
- 2 Bedroom

## Auction Guide £95,000

- Cellar
- Modern fitted kitchen with appliances
- Rear yard
- 2 Reception rooms
- Ideal for investor



This charming two-bedroom semi-detached property is situated in the desirable village of Barrowford, offering a blend of modern convenience and potential for personalisation. Upon entering, you are greeted by a spacious and inviting lounge area, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the modern integrated kitchen, which boasts contemporary fittings and ample space for culinary enthusiasts.

The property features two generously sized bedrooms, each providing a comfortable and tranquil retreat. The highlight of the home is the stunning four-piece bathroom, recently renovated to a high standard. This modern bathroom comprises a sleek bathtub, separate shower enclosure, washbasin, and WC, all enhanced by high-quality fixtures and stylish tiling, offering a luxurious experience for residents.

While the property benefits from these contemporary updates, it does require some cosmetic work, presenting an excellent opportunity for new owners to inject their personal touch and make it truly their own. With its blend of modern amenities and potential for customisation, this two-bedroom semi-detached house in Barrowford is an appealing prospect for first-time buyers or those looking to downsize in a picturesque and sought-after location.



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

134 Gisburn Road, Barrowford, Lancashire, BB9 6HQ  
 T. 01282 615900  
 Barrowford.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)