

Because life is

# Petty Real<sup>TM</sup>

3 Avondale Road  
Nelson  
BB9 0DA



FOR SALE BY AUCTION - T&C APPLY  
SUBJECT TO AN UNDISCLOSED RESERVE PRICE  
RESERVATION FEE APPLICABLE  
THE MODERN METHOD OF AUCTION



## For Sale

- Bay fronted mid terrace in Nelson
- Entrance vestibule
- Lounge with gas fire
- Fitted kitchen
- Two well-proportioned bedrooms

## Auction Guide £60,000

- Three piece bathroom suite
- Enclosed rear yard
- Ideal for first-time buyers or investors
- Double glazing
- Central heating



Situated within a popular residential area of Nelson, this attractive bay fronted mid terrace property presents an excellent opportunity for first-time buyers, landlords, or those looking to downsize. The home is conveniently positioned for access to local amenities, schools, and transport links.

The ground floor begins with an entrance vestibule leading into a comfortable lounge, featuring a gas fire which creates a warm and welcoming focal point. The bay window allows for plenty of natural light, enhancing the living space.

To the rear of the property is a fitted kitchen, offering a practical layout with a range of units and work surface space. The kitchen provides access out to the rear yard and offers space for everyday cooking needs.

To the first floor, there are two well-proportioned bedrooms, both offering good natural light and flexibility for a variety of uses including sleeping accommodation or home working.

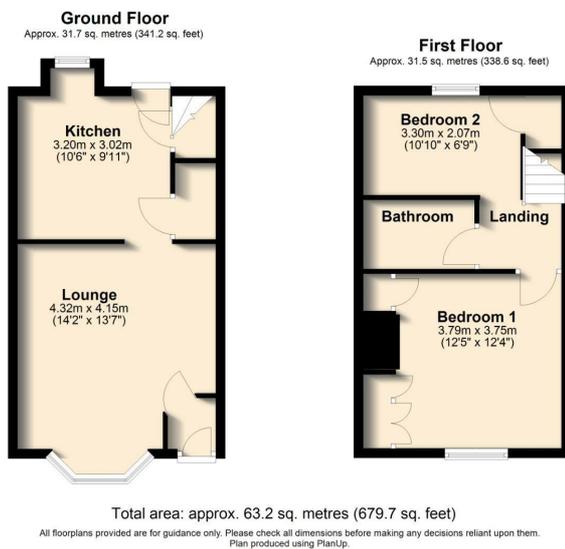
The accommodation is completed by a bathroom fitted with a three piece suite. Externally, there is an enclosed rear yard providing low maintenance outdoor space. The property also benefits from double glazing and central heating.

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

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