

Because life is

# Petty Real<sup>TM</sup>

6 Delph Mount  
Nelson  
BB9 0EA



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



## For Sale

- Mid quasi property in a popular area of Nelson
- Attractive views towards Pendle from the front
- Front garden with pleasant outlook
- Useful front porch entrance
- Comfortable lounge to the front

## Auction Guide £100,000

- Spacious kitchen diner
- Rear porch with access to outside
- Two generous double bedrooms
- Modern first-floor shower room
- Rear driveway providing off-road parking and no chain



Located in a well-established residential area of Nelson, this appealing two-bedroom mid quasi property offers an excellent opportunity for a range of buyers, particularly those seeking a home with pleasant views and practical living accommodation. Enjoying an elevated position, the property boasts attractive outlooks towards Pendle from the front, enhancing its overall appeal and setting.

The ground floor begins with a useful front porch, providing a welcoming entrance and additional storage space before leading into the main lounge. This comfortable living area offers a cosy environment for everyday relaxation. To the rear, the kitchen diner provides a functional and social space, ideal for family meals or entertaining. Beyond the kitchen, a rear porch adds further convenience, offering access to the outside areas.

To the first floor, the property features two generous double bedrooms, each offering ample space for furnishings and flexibility for use as sleeping quarters, guest accommodation, or even a home office. A modern shower room serves the first floor, completing the well-balanced internal layout.

Externally, the home benefits from a garden to the front, enjoying picturesque views towards Pendle, creating a pleasant outdoor space to sit and take in the scenery. To the rear, a driveway provides valuable off-road parking—an attractive feature in this location.

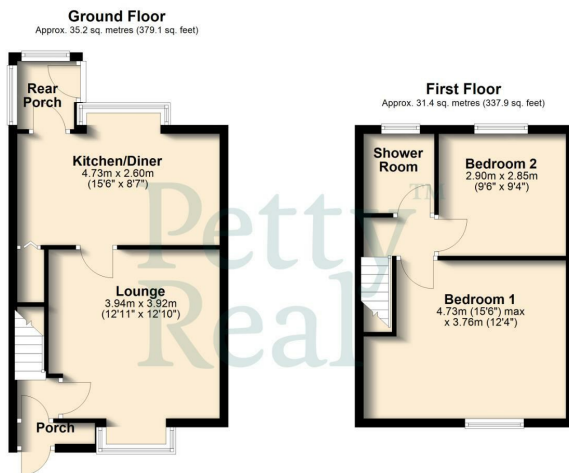
Offered for sale with no chain, this well-positioned and practical property is ideal for those looking for a straightforward move and a home with both charm and potential in a popular part of Nelson.

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.



Total area: approx. 66.6 sq. metres (717.1 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

6 Delph Mount, Nelson



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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