

Because life is

Petty
Real™

67 Hendon Road
Nelson
BB9 9JW



- 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 end terrace
- In need of a full refurbishment programme
- Ideal for investors/Cash Buyers Only
- Lounge
- Living room

Auction Guide £35,000

- Separate kitchen
- Two double bedrooms
- Three piece bathroom
- Early viewing recommended
- Council tax band A



****FOR SALE BY MODERN METHOD OF AUCTION**** - Auction end date 12 noon 21st September 2022

This spacious end terrace is in need of a full refurbishment program in a popular area of Nelson. The property offers excellent potential which makes this an ideal investment opportunity for landlords.

As you enter the property you walk straight into a large reception room from which you can access 2nd reception and there is an separate kitchen

On the first floor there are two double bedrooms. The bathroom has a three-piece suite in white comprising a low-level WC pedestal, hand wash basin, panel bath.

Externally to the rear is an enclosed yard with outbuilding.

Early viewing recommended

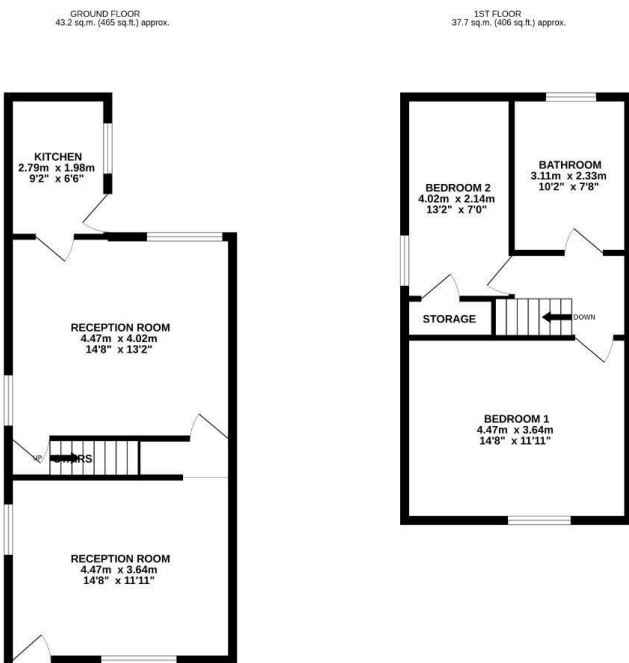
CASH BUYERS ONLY

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.



TOTAL FLOOR AREA: 81.0 sq.m (871 sq ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not intended to be used for any other purpose or any claim. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, solicitor and mortgage lender shall not be bound and the guarantee, so to the best of efforts or otherwise can be given.
Made with Metron 22022



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.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk