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PettyTM
Real

10 Brentwood Road
Nelson
BB9 8AX



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Attractive mid terrace house
- Close to amenities & schools
- Ideal for FTB/buy to let LL
- 2 Bedrooms
- 2 Reception rooms

Auction Guide £45,000

- Extended fitted kitchen
- 3-Piece bathroom in white
- Garden forecourt, rear yard
- GFCH & UPVC dg
- Internal viewing advised



For Sale by Modern Method of Auction; Starting Bid Price £45,000 plus Reservation Fee.

An attractive garden fronted stone built mid terrace dwelling situated in an established and popular residential area off Glenfield Road, a short distance away from local schools, amenities and public transport links.

The property offers good sized living accommodation arranged over two floors and briefly comprises on the ground floor, entrance vestibule, good sized lounge, larger second reception room and separate extended fitted kitchen housing an excellent range of modern wall and base units with complementary work surfaces and splashbacks, stainless steel sink unit, wall mounted gas fired combination boiler, plumbing for automatic washing machine and hardwood door leading to the rear yard.

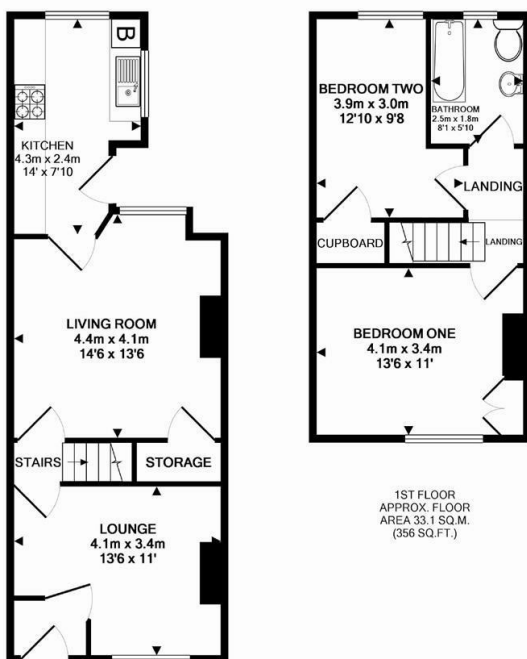
To the first floor is a landing, excellent sized double bedroom to the front with fitted storage cupboard, good sized second bedroom to the rear and three piece modern bathroom suite in white comprising panelled bath with mixer shower over, low level wc and pedestal hand wash basin.

Externally, to the front of the property is a garden forecourt and to the rear is an enclosed yard.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and would ideally suit a first time buyer or buy to let landlord.

An internal inspection is recommended.

No upward chain.



GROUND FLOOR
APPROX. FLOOR
AREA 43.1 SQ.M.
(464 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.2 SQ.M. (820 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.



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