

Because life is

Petty<sup>TM</sup>  
Real

50 Brier Crescent  
Nelson  
BB9 0QD



## For Sale

- Semi Detached House
- Three Bedrooms
- Spacious Lounge
- Modern Kitchen
- Family Bathroom

## Auction Guide £100,000

- Quiet Location
- Close To Amenities
- Near To Transport Links
- Detached Garage & Driveway
- TAX BAND C



This is a fantastic opportunity to own a semi-detached three-bedroom dwelling in a quiet location. The property is close to transport links, schools, shops, and amenities, making this an ideal home for a first-time buyer or growing families.

The property is arranged over two floors. The ground floor comprises a spacious reception room, a modern kitchen/diner, and one bedroom with an ensuite. The reception room has a stunning bay window which allows the room to be light and airy and has a focal point of a gas fireplace with a stone surround. Bedroom one has enough space to accommodate a double bed and has the luxury of an ensuite which includes low-level W.C. and a full-standing wash basin. The kitchen/diner houses matching base and drawer units with contrasting work surfaces, a stainless steel sink, and an integrated oven, electric hob and extractor fan. There is also plenty of space for additional appliances.

The first floor includes one double bedroom to the front, a single bedroom with fitted storage cupboards, and a family bathroom. The bathroom comprises a full-standing wash basin, a panel bath with over head shower, and a low-level W.C.

To the front is a low maintenance garden, driveway providing off road parking and leading to a detached garage. To the rear of the property is a private enclosed garden that has space for a storage shed. The entire property benefits from great storage space and the modern-day comforts of UPVC double glazing & gas central heating.

Viewings are highly recommended.

No chain.

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: 90.6 sq.m. (976 sq ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other parts and appliances are not necessarily a guarantee for any sale or completion of the sale. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made regarding their operation or efficiency over the years.  
Made and: (Image) 02023



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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