

Because life is

Petty  
Real™

8 Hallam Crescent  
Nelson  
BB9 9PD



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



## For Sale

- Semi detached property
- Popular location
- Near to Marsden Park
- Lounge
- Dining kitchen

## Auction Guide £80,000

- 2 double bedrooms
- Three piece bathroom
- Gardens front & rear
- Driveway & garage
- TLC required



For Sale by Modern Method of Auction; Starting Bid Price £80,000 plus Reservation Fee.

An attractive bay fronted semi detached property in an established and quiet area of Nelson within easy walking distance of Marsden park. The property does require some refurbishment and would provide an excellent purchase for a variety of purchasers.

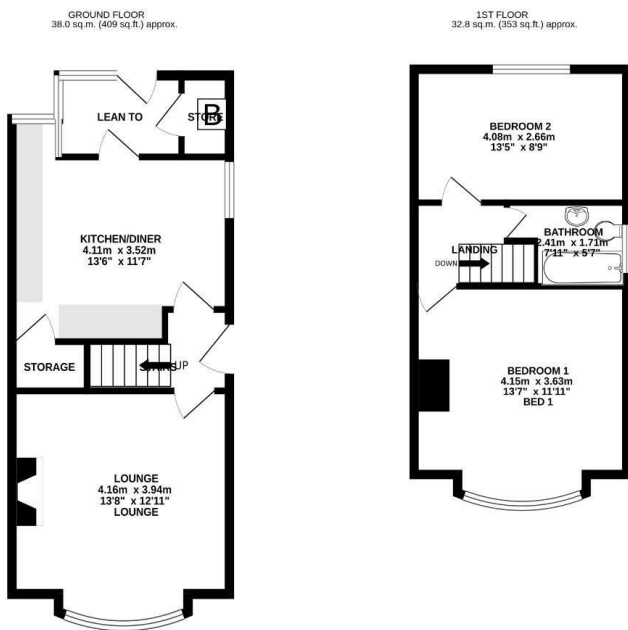
The accommodation comprises on the ground floor, entrance hall, bay fronted lounge, spacious dining kitchen, UPVC double glazed porch and attached outbuilding. To the first floor are two well proportioned double bedrooms and a three piece bathroom suite with bath with shower over, low level WC & wash basin.

Externally there is a garden to the front, driveway providing off road parking leading to detached single garage. To the rear is a private low maintenance garden.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating.

No onward chain.

An internal inspection is recommended.



TOTAL FLOOR AREA: 70.8 sq.m (763 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of these dimensions, floor and ceiling levels, etc. 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 to guarantee as to their quantity or efficiency can be given.  
Made with iPlans 5.0/2023

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.



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 firms 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](http://www.pettyreal.co.uk)