

Because life is

PettyTM
Real

84 Halifax Road
Nelson
BB9 0EH



- 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 bay fronted mid terrace
- In need of modernisation
- Sought after location
- Lounge
- Living room

Auction Guide £72,000

- Seperate kitchen
- Two double bedroom
- Bathroom
- Garden to the rear
- No chain



****FOR SALE BY THE MODERN METHOD OF AUCTION****

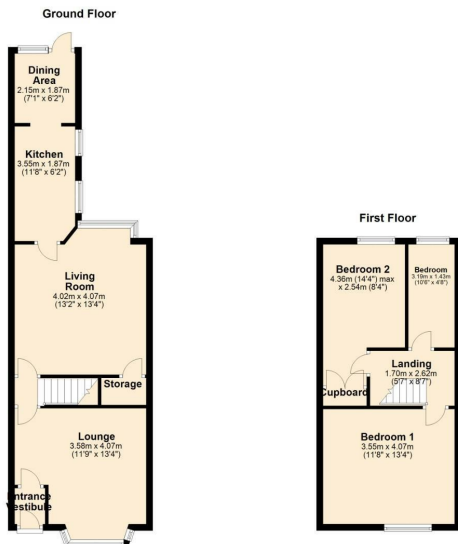
Uncover the potential of this hidden gem! For sale by auction, this captivating property on Halifax Road offers a starting bid of just £72,000. Brimming with potential and awaiting a modern touch, this residence presents a canvas for your creativity.

Step inside to discover a welcoming lounge, a spacious living room, and a separate kitchen—ideal for culinary creations. With two generously sized double bedrooms and a classic three-piece bathroom, envision the possibilities of transforming this space into your dream home.

But that's not all! The journey continues as you explore the charming garden to the rear, providing a tranquil escape for outdoor enjoyment.

Embrace the opportunity to elevate this property to new heights with your unique vision. This is your chance to secure a piece of potential at a remarkable starting price! Act now and make Halifax Road your canvas for a home that reflects your style.

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.



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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