



Hilton &
Horsfall

BB9 OUD

Marsden Mews, Nelson

Auction Guide £55,000

A fantastic opportunity to acquire this TWO bedroomed first floor apartment on Marsden Mews. This property is located conveniently close by to local amenities, transport links and schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. The property briefly comprises of: two well proportioned bedrooms, contemporary three piece bathroom suite, family sized living room and kitchen. Externally there are communal grounds with space for off road parking. Early viewing is advised to avoid disappointment.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

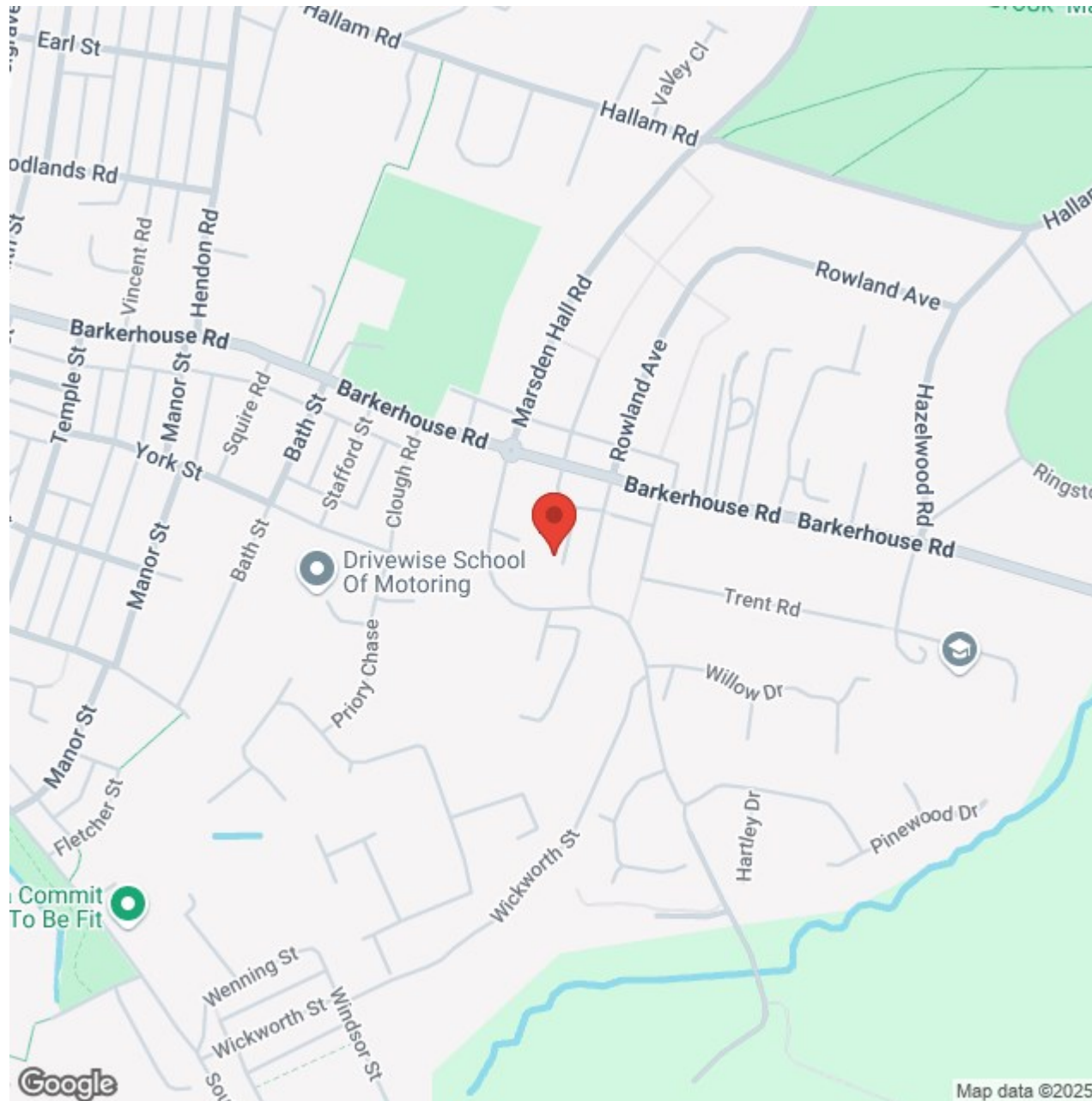
This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00.

These services are optional.







Lancashire

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LIVING ROOM 18'5" x 15'1" (5.63m x 4.60m)

A family sized living room with space for settees, television point, ceiling coving, 1x central heating radiator and uPVC double glazed panelled bay fronted window.

KITCHEN 8'3" x 8'11" (2.54m x 2.73m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring, inset sink with chrome mixer tap, integrated oven / grill, 4 ring gas hob with chrome extractor hood above, plumbing for a washing machine, space for a freestanding fridge / freezer, 1x central heating radiator, access to the boiler and uPVC double glazed window to the front elevation.

BEDROOM ONE 9'8" x 13'0" (2.96m x 3.97m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM TWO 9'11" x 9'4" (3.03m x 2.87m)

Another bedroom of double proportions with space for drawers, storage cupboard, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: panelled bathtub with chrome mixer tap, shower over and glass shower screen, tiled flooring, part tiled walls, pedestal sink with chrome mixer tap, push button w.c, recessed LED spotlights and an air extraction fan.

EXTERNALLY

Externally there are communal grounds with space for off road parking.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

Externally there are communal grounds with space for off road parking.









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