





WOOD ST.

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Hilton &  
Horsfall

H26 FS

BB9 5AS

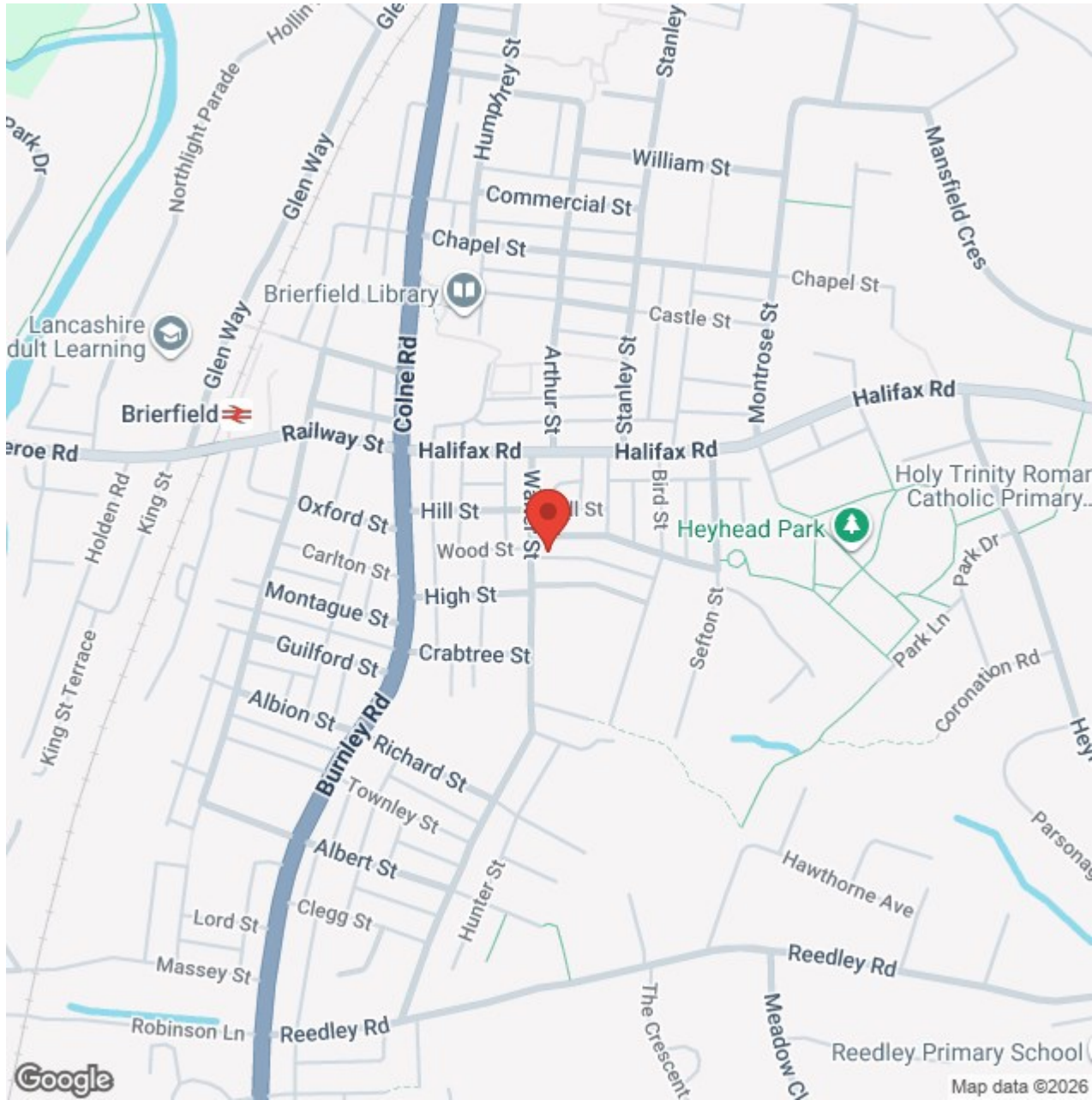
## Wood Street, Brierfield

### By Auction £65,000

- Vacant possession
- No chain delay
- For Sale by Modern Auction – T & C's apply
- Ideal for investors / first-time buyers
- Two bedrooms
- Rear yard
- Subject to Reserve Price
- Buyers Fees Apply

A two-bedroom mid-terrace property being offered for sale with vacant possession and no onward chain, making it an ideal opportunity for investors or first-time buyers. The property requires a degree of modernisation but offers great potential, briefly comprising a living room to the front and a spacious dining kitchen to the rear with access out to the yard. To the first floor are two bedrooms and a three-piece bathroom. Externally, there is an enclosed rear yard. The property is to be sold via the Modern Method of Auction, offering a straightforward route to purchase, and presents an excellent opportunity to add value in a popular residential location.







## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 13'5" x 12'6" (4.10m x 3.82m)

A light and airy living room positioned to the front of the property, featuring a large window allowing for plenty of natural light. The room includes a feature stone chimney breast, adding character to the space, along with fitted base storage units. There is also a staircase leading to the first floor and access through to the dining kitchen.

#### DINING KITCHEN 11'0" x 12'5" (3.37m x 3.79m)

A spacious dining kitchen fitted with a range of matching wall and base units, complementary work surfaces and an inset sink beneath a rear window. There is ample space for a dining table, making it ideal for everyday living, along with access out to the rear yard. The room also houses the boiler and provides a practical layout with scope for further improvement.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 13'2" x 9'10" (4.02m x 3.02m)

A well-proportioned double bedroom positioned to the front of the property, featuring a window allowing for natural light. The room offers ample space for bedroom furniture and includes a built-in storage area, presenting a great opportunity for modernisation to suit a buyer's taste.

#### BEDROOM TWO 11'1" x 6'11" (3.39m x 2.13m)

A second bedroom positioned to the rear of the property, having a window allowing for natural light. The room includes a useful recessed storage area and offers potential for a variety of uses such as a guest room, nursery or home office.

#### BATHROOM 7'10" x 5'1" (2.41m x 1.57m)

A three-piece bathroom suite comprising a low-level WC, pedestal wash basin and panelled bath with shower attachment. The room benefits from a frosted window to the rear, allowing for natural light and ventilation, and offers scope for modernisation.

### LOCATION

Situated on Wood Street in Brierfield, the property is conveniently positioned close to local amenities, schools and transport links. Brierfield town centre is within easy reach, offering a range of shops and services, whilst nearby Burnley and Nelson provide further amenities. Excellent access to bus routes and the M65 motorway network makes this an ideal location for commuters.

### PROPERTY DETAIL

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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### AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

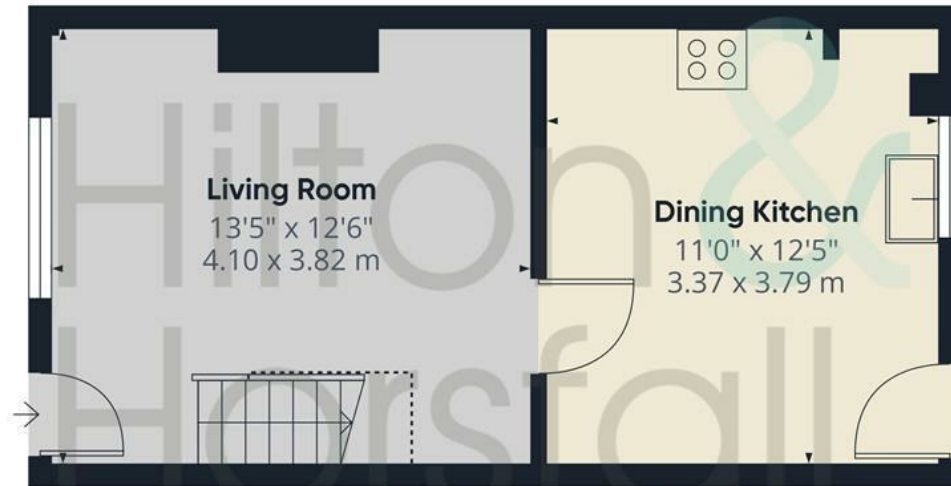


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## OUTSIDE

A traditional mid-terrace stone-built property set within a popular residential location in Brierfield. The property benefits from a forecourt frontage and on-street parking, with a low-maintenance enclosed yard to the rear.





Ground Floor



**Landing**  
3'0" x 6'1"  
0.92 x 1.86 m

**Bathroom**  
7'10" x 5'1"  
2.41 x 1.57 m

Floor 1



**Approximate total area<sup>(1)</sup>**

563 ft<sup>2</sup>

52.3 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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