

Because life is

Petty RealTM

For Sale



13 Pendle Street
Barrowford BB9 8PH

£69,000



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



Key Features:

- Mid Terrace
- Popular village Barrowford
- Blank Canvas
- Refurb required
- Ideal for FTB

Tenure: Leasehold
EPC Rating: G
Council Tax Band: A



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www.pettyreal.co.uk

2 BEDROOM House - Terraced

Main Description:

For Sale by Modern Method of Auction; Starting Bid Price £69,000 plus Reservation Fee.

An opportunity to buy a "Blank Canvas" in Barrowford and put your own style and ideas into this mid-terrace home.

Located in a level location and within walking distance of all the facilities and amenities that the village has to offer this property requires a refurbishment program and will be of interest to First Time Buyers, Landlords, Builders, and Property Speculators

The accommodation briefly comprises of Living Room and Kitchen to the ground floor and 2 bedrooms and bathroom to the first floor, externally there is a yard to the rear .

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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



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property