



34 Counthill Road Oldham, OL4 2PB

Opportunity to purchase a substantial 2/3 bedroom property with private rear yard. Briefly comprising lounge and spacious dining kitchen to the ground floor, 2 bedrooms and bathroom to the first floor with stairs to the second floor which has been converted to provide a number of uses. Externally, this property is in an elevated position with a garden front and has a private enclosed yard to the rear with decking and a shed. Gas central heating, combi boiler and double glazed windows make this a good choice for a family home or an investor.



2/3 bedrooms

Loft conversion

2/3 bedrooms

Fitted kitchen

Sold via 'Secure Sale'

Immediate 'exchange of contracts' available

Freehold

Auction Guide Price £125,000

Lounge 12' 0" x 14' 4" (3.65m x 4.38m)

Kitchen/Diner 12' 7" x 14' 3" (3.84m x 4.35m)

Fitted base and wall units. Feature brick built range. Plumbed for automatic washing machine.

Bedroom 1 12' 0" x 14' 5" (3.65m x 4.39m)

Double bedroom with traditional feature fireplace. Storage cupboard.

Bedroom 2 12' 8" x 8' 0" (3.87m x 2.45m)

Bathroom 9' 3" x 5' 11" (2.81m x 1.80m)

Panel bath, pedestal wash hand basin, w/c. Storage cupboard.

Loft room 13' 1" x 14' 2" (3.99m x 4.31m)

The loft has been converted with permanent stairs, 2 skylights, a radiator and lighting. Eaves storage.

Council tax

Bad A

Tenure

Freehold

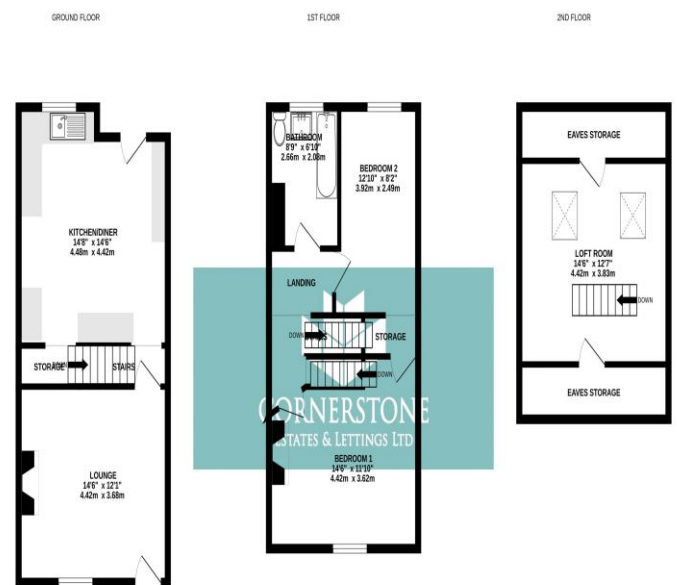
Investors

Please speak to our award winning Lettings Department to find out how we can help you secure the best tenants for your property. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services.

Auctioneers comments

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a

transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. service suppliers, from which a referral fee may be obtained



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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 no guarantee is given as to their operability or efficiency can be given.
Hague and Parsons 12/2020

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

