



## 12 Wales Street Oldham, OL1 4ET

\* SOLD VIA SECURE SALE ONLINE BIDDING\* 3 bedroom, 3 storey terraced house with benefit of a separate utility. Internally comprising living room with feature fireplace, dining kitchen with detailed brickwork and separate utility to the ground floor. To the first floor are two double bedrooms and modern fitted bathroom with walk in shower. The master bedroom is in the dormer loft and meets building regulations. A private yard sits to the rear with gated access. Ideally located for local amenities, good local schools and transport links and well maintained, this property is a great opportunity for the first time buyer or investor.



**Immediate exchange of contracts available**

**3 bedrooms**

**Utility**

**Fitted kitchen**

**Modern fitted shower room**

**Private rear yard**

**Large lounge**

**sold via 'secure sale'**

**Auction Guide Price £120,000**

### Lounge 11' 2" x 14' 5" (3.4m x 4.39m)

Feature fireplace. Storage under the stairs. Laminate flooring. Open to the kitchen.

### Dining kitchen 14' 6" x 9' 11" (4.43m x 3.02m)

C shaped fitted cabinets with space for a range cooker. Ample space for dining table and dishwasher. Detailed brickwork to the breakfast bar and wall.

### Utility room 16' 6" x 4' 1" (5.02m x 1.25m)

Plumbed for automatic washing machine.

### Bedroom 2 11' 3" x 14' 7" (3.44m x 4.44m)

### Bedroom 3 9' 2" x 8' 0" (2.79m x 2.44m)

### Shower Room 9' 8" x 5' 9" (2.94m x 1.76m)

Large walk in shower with glass enclosure. Vanity wash hand basin and storage. Low level w/c. Chrome heated towel rail.

### Master bedroom 13' 3" x 10' 1" (4.03m x 3.08m)

### Rear Garden

Private rear garden with steps up to the gate.

### Tenure

Leasehold

### Council Tax

Band A

### EPC

Band D

### Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.

### 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.

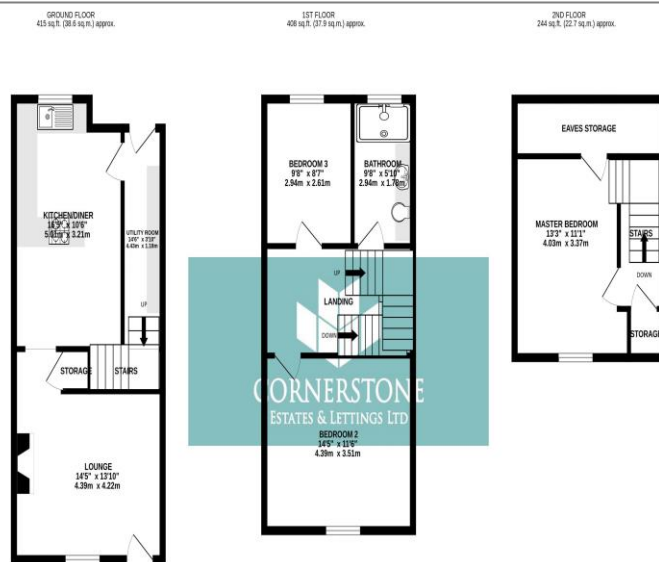
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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.

Your 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.



TOTAL FLOOR AREA- 1068 sq ft, (99.2 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 for their operability or efficiency save the goods.  
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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.

