

66 Delacy Street, Ashton-On-Ribble, Preston, PR2 2DD



Auction Guide £95,000

FOR SALE BY MODERN AUCTION METHOD.

Two bedroom mid terraced property, located in a popular residential location. Ideal investment property as this has been fully modernised to a good standard. Close to local shops, schools and easy distance to Preston City Centre. Extended to the rear and benefits from double glazing, gas central heating with private yard to the rear. Viewing is highly recommended to appreciate the potential and all this property has to offer.

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 buyer 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 4.50% 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.

- Extended To Rear
- Fully Modernised
- Double Glazed
- Vacant Possession
- EPC Rating D
- Two Bedroom
- Mid Terraced
- Gas Central Heating
- No Chain
- Council Tax Band A



FOR SALE BY MODERN AUCTION METHOD.

Extended two bedroom mid terraced property, located in a popular residential location, close to local schools, shops, all local amenities and easy commute into Preston City Centre. Benefitting from double glazing, gas central heating, fully modernised and is sold with no chain and a vacant possession. The property comprises:- Entrance porch, lounge, kitchen diner, utility. Two bedrooms to the first floor and a family bathroom. To the outside there is a private yard with seating area. Viewing is highly recommended to appreciate the condition, location and all that this property has to offer.

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Porch

UPVC double glazed entrance door to front, :

Lounge 12'6" x 12'11" (3.80m x 3.94m)

UPVC double glazed window to front, radiator, :

Kitchen 7'9" x 12'11" (2.37m x 3.94m)

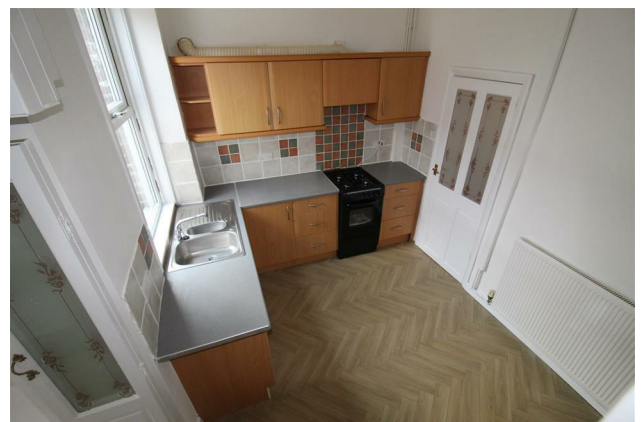
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in gas cooker with pull out extractor hood over, uPVC double glazed window to rear, radiator, stairs,

Utility Room 6'8" x 5'11" (2.04m x 1.80m)

Plumbing for automatic washing machine and dishwasher, space for fridge/freezer, uPVC double glazed window to rear, uPVC double glazed entrance door to side.

Bedroom 1 12'6" x 12'11" (3.80m x 3.94m)

UPVC double glazed window to front, radiator, :



Bedroom 2 8'9" x 7'3" (2.67m x 2.21m)

UPVC double glazed window to rear, radiator,

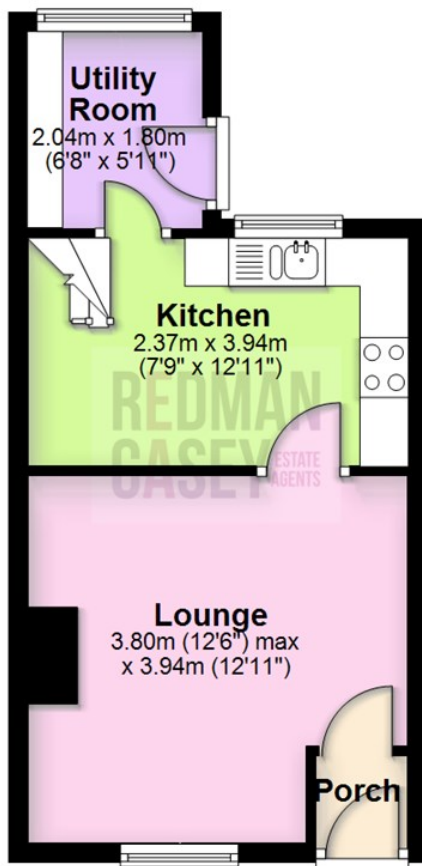
Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and shower curtain and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator.

Landing

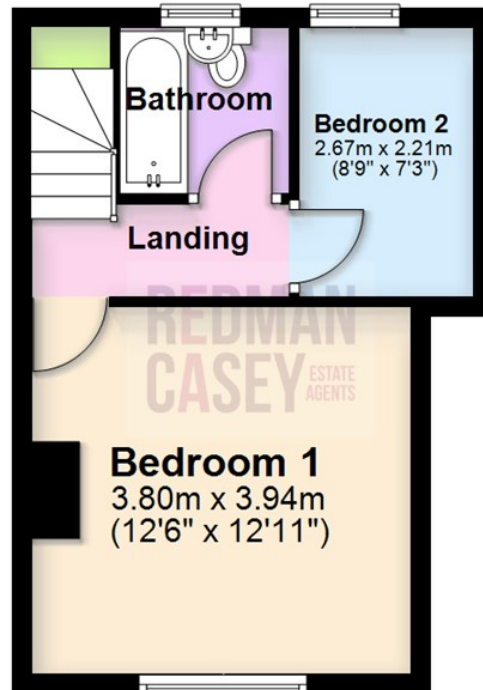
Ground Floor

Approx. 28.5 sq. metres (307.3 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



Total area: approx. 57.6 sq. metres (619.8 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

