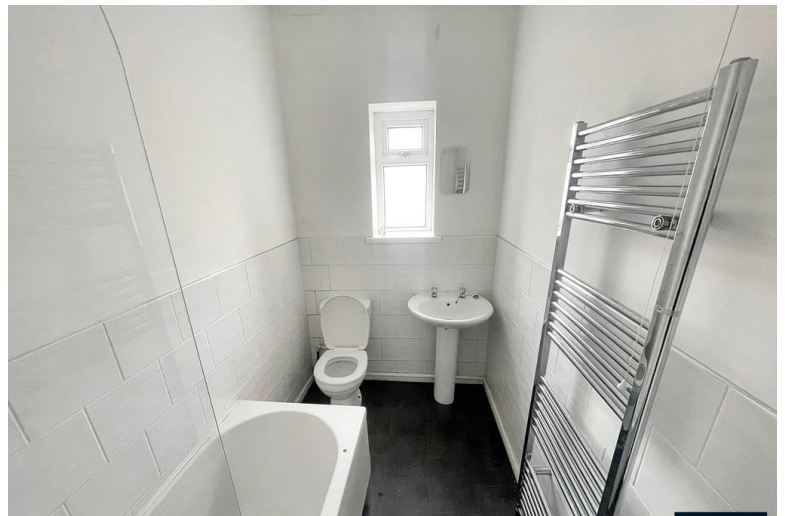
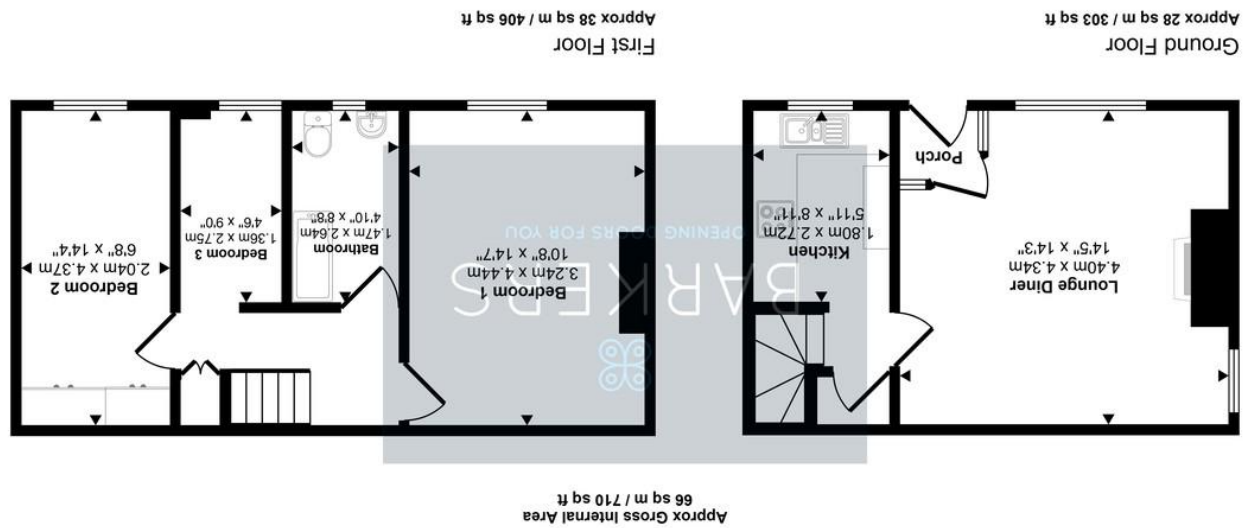


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Full Description

Offered for sale with NO CHAIN is this THREE bedroomed end terraced property which would make an ideal purchase for a first time buyer or investor and must be viewed to be appreciated. Ideally situated within easy reach of local amenities, shops, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance porch, lounge, kitchen, basement cellar, three bedrooms and bathroom. Externally there is a garden to the front elevation.

ENTRANCE PORCH

An external door leads in to the entrance porch which has a door leading into the lounge.

LOUNGE

14' 5" x 14' 3" (4.39m x 4.34m)
Featuring a modern fireplace.

KITCHEN

8' 11" x 5' 11" (2.72m x 1.8m)
Fitted with a range of wall and base units with complementary work surfaces and a stainless steel inset sink. Electric oven with a ceramic hob and a built-in extractor over, splash back tiling and an integral fridge.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom.

BEDROOM ONE

14' 7" x 10' 8" (4.44m x 3.25m)
Double room.

BEDROOM TWO

14' 4" x 6' 8" (4.37m x 2.03m)
Double room with built-in cupboards providing useful storage.

BEDROOM THREE

9' 0" x 4' 6" (2.74m x 1.37m)
Single room.

HOUSE BATHROOM

8' 8" x 4' 10" (2.64m x 1.47m)
Fitted with a three piece suite which comprises of a bath with shower over, W.C., and wash basin. Heated towel radiator.

EXTERIOR

To the front of the property there is an enclosed garden.

ADDITIONAL INFORMATION

Council tax band - A
Tenure - Freehold



AUTIONEERS COMMENTS

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.

