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**6 Firth Street**

- TWO BEDROOM TERRACED PROPERTY
- MODERN METHOD OF AUCTION
- MODERNISATION REQUIRED
- IDEAL INVESTMENT OR RENOVATION PROJECT

**Auction Guide Price £60,000**

EPC Rating 'TBC'





## Property Description

### DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION-STARTING PRICE OF £60,000 PLUS RESERVATION FEES APPLY. This two bedroom mid-terraced property presents an excellent opportunity for investors, developers, or buyers seeking a full renovation project.

This property has a large reception room with a separate kitchen. The property retains a number of original features and offers significant scope for improvement and refurbishment. Early viewing is recommended to appreciate the potential on offer.

### KITCHEN

8' 09" x 12' 05" (2.67m x 3.78m) The kitchen is positioned as you enter the property and comprises a range of base units with wok surfaces and space for appliances. The room provides access to the cellar. The kitchen requires modernisation and presents scope for improvement as part of a wider refurbishment.



#### LIVING ROOM

15' 07" x 13' 08" (4.75m x 4.17m) The living room is of good size features a central fireplace, offering a traditional layout. The room provides a blank canvas for modernisation, with scope to redecorate and refit to suit individual requirements.

#### HALLWAY

The first floor landing provides access to the staircase and all upstairs rooms. The area offers scope for improvement and forms part of the property's full modernisation potential.

#### BEDROOM 1

15' 07" x 10' 10" (4.75m x 3.3m) The master bedroom is a generously sized double room featuring an original arched alcove and window to the front. The room offers ample space for bedroom furniture and provides excellent potential for refurbishments as part of the overall modernisation of the property.

#### BEDROOM 2

5' 00" x 9' 03" (1.52m x 2.82m) Bedroom 2 is a single bedroom with a window to the front. The room requires refurbishment and offers clear potential to be upgraded to suit a variety of uses.

#### BATHROOM

5' 10" x 5' 11" (1.78m x 1.8m) The bathroom is fitted with a three-piece suit comprising a panelled bath, hand wash basin, and WC, with a window providing natural light. The room is dated and requires full modernisation, offering scope to create a contemporary bathroom to suit individual taste.



## AUCTION INFORMATION

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,500.00 + VAT = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

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