

5 Brown Street, Bacup OL13 8DS

Auction Guide Price £35,000 - £45,000



LOT

auction agent

THE PROPERTY

- Tenanted Terraced House
Sold With Tenant In Place

- Tenanted At £346.76pcm
(£4,160PA)

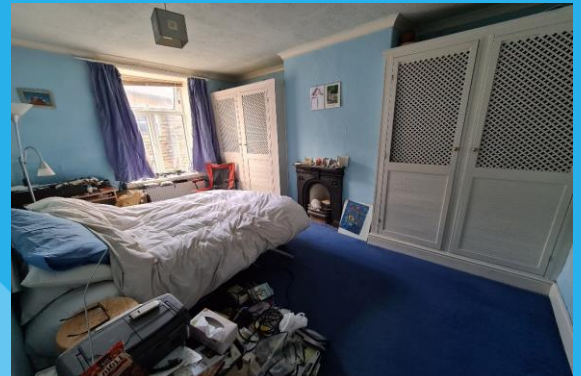


PROPERTY DESCRIPTION

For sale by auction starting on Monday 19th April 2021, bidding will be on the Auction Agent website. A tenanted terraced home sold with tenants in place currently paying £346.67pcm (£4,160 PA). The property is located in Bacup, set over four floors and comprises an open plan living area with kitchen, double bedroom, loft room (with fixed staircase) and a cellar which we have been unable to access. This is an ideal buy to let property with it currently having a tenant in place. The property is located just off Burnley Road in Bacup, close to Bacup Cricket Club. Guide Price £35,000 - £45,000. Buyers are advised to check the legal pack before bidding, this will be available on the Auction Agent website once received. Buyers are also advised to check the website for any updates on the lot before the auction.

AUCTION AGENT

38 Manchester Rd
Haslingden BB4 5ST
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Open Plan Living Area 17' 9" x 15' 5" (5.4m x 4.7m)

Has a double glazed door to the front, two front facing double glazed windows, a ceiling light point, two wall light points, wall and base units with work surfaces, tiling to complement, single sink unit with drainer, with integrated oven, hob and extractor. There is a door with stairs to the cellar which we were unable to access.

Landing

Has a ceiling light point.

Master Bedroom 15' 5" x 10' 6" (4.7m x 3.2m)

Has a front facing double glazed window, ceiling light point and fitted wardrobes.

Bathroom

Has a front facing double glazed window, ceiling light point and a three piece suite comprising bath, W.C. and sink with tiling to complement.

Loft Room 17' 9" x 10' 2" (5.4m x 3.09m)

The loft room has a fixed staircase leading to it with a skylight window and wall light point.

Brochure Prepared

15th February 2021

Tenure

See legal pack.

Solicitor

Denise Prescott - Aubrey Isaacson

Buyer's Premium

The buyer's premium on this lot is 1.5% of the purchase price plus VAT, or £1,995 plus VAT, whichever is greater.

Administration Fee

The administration fee on this lot is £195 plus VAT.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion of the sale.



Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2017: 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.