



**Your  
Property  
Centre**

Your House Our World



## 48 Lordsfield Avenue

, Ashton-Under-Lyne, OL7 9BP

By auction £260,000

YOUR PROPERTY CENTRE bring to market being Sold via Secure Sale online bidding.

This 4 bedroom 2 bathroom family home including a fully self contained annex that has access to the main house. In need of some internal modernisation. This property boasts excellent local amenities plus commuter links and is perfect for someone wanting to add their own personality into a family home. Off road parking for two cars plus front and rear garden gives great space for all.

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 dance with dance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

### Viewing

Please contact our Your Property Centre Office on 0161 343 2530 if you wish to arrange a viewing appointment for this property or require further information.



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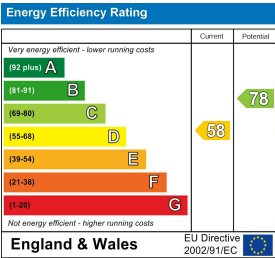
Floor Plan



Area Map



Energy Efficiency Graph



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