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Hive Street, Oldham, OL8 4QS

* FOR SALE BY MODERN METHOD OF AUCTION* (see paragraph for full details) Occupying a good size corner plot with potential to be extended (STP), this well-proportioned two-bedroom end-terraced is situated in a popular and convenient location and has gardens to the front and rear as well as a side plot which currently provides off-road parking and there is a detached single garage.

Auction Guide £130,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Hive Street, Oldham, OL8 4QS

- Well-Proportioned Bay-Fronted End-Terrace
- Excellent Potential
- Gas Fired Central Heating
- Two Good Size Bedrooms
- Popular And Convenient Location
- Off-Road Parking And Garage
- Scope To Extend (STP)
- uPVC Double-Glazing
- No Onward Chain

The Accommodation Briefly Comprises:

Entrance porch, lounge with bay window, dining kitchen with integrated appliances, rear uPVC double-glazed porch.

To the first floor there are two well-proportioned bedrooms, shower room/WC with white suite.

Externally, there is a forecourt garden whilst to the rear there is an AstroTurf, decked and flagged garden area. To the side of the property there is a further garden plot which currently provides off-road parking and has a detached garage but this garden area could easily be utilised to extend the property (STP).

The property is well placed for all local amenities and enjoys good public transport links with junior and high schools all within easy reach.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Porch

uPVC double-glazed French doors.

Lounge

13'8 x 11'11 (4.17m x 3.63m)

uPVC double-glazed window, central heating radiator.

Dining Kitchen

13'7 x 6'8 plus downstairs area (4.14m x 2.03m plus downstairs area)

One and a half bowl single drainer stainless steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring ceramic hob, part-tiled, uPVC double-glazed window, uPVC rear door, central heating radiator.

Rear Porch

uPVC double-glazed windows and door.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

13'10 x 9'4 (4.22m x 2.84m)

uPVC double-glazed window, central heating radiator.

Bedroom 2

12'7 x 7'5 reducing to 5'3 (3.84m x 2.26m reducing to 1.60m)

uPVC double-glazed window, central heating radiator.

Shower Room/WC

6'10 x 6'1 (2.08m x 1.85m)

White suite having shower cubicle, wash hand basin with vanity storage unit below, low-level WC, part PVC boarded, uPVC double-glazed window, central heating radiator.

EXTERNAL

The property occupies a corner plot with forecourt garden and side plot having driveway and detached garage.

To the rear, the enclosed garden area has AstroTurf, timber decked and flagged sections.

TENURE

Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A"

VIEWINGS

Strictly by appointment with the Agents.

AUCTIONEER COMMENTS

Auctioneer Comments

This property is for sale by the Modern Method of Auction.

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the

preparation cost of the pack, where it has been provided by iamsold.

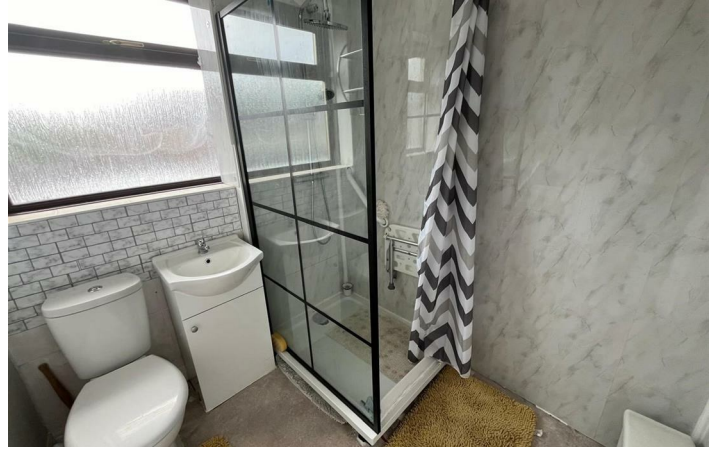
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

