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Tilbury Street, Oldham, OL1 2HJ

* FOR SALE BY MODERN METHOD OF AUCTION * (see paragraph in full details) Offering larger than average accommodation, this extended two-bedroom middle-terraced boasts two reception rooms with a separate kitchen and is situated in a most convenient location with good access to several local schools and colleges, supermarkets and the Royal Oldham Hospital as well as being within easy reach of Oldham town centre.

Auction Guide £99,500



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



Tilbury Street, Oldham, OL1 2HJ

- Well-Maintained Middle-Terrace
- uPVC Double-Glazing and Gas Fired Central Heating
- Good Access To All Amenities
- Two Well-Proportioned Bedrooms
- Downstairs Cloak/WC
- Neutral Decor Throughout
- Two Receptions Rooms Plus Separate Kitchen
- Popular And Convenient Location
- No Forward Vendor Chain

The Accommodation Briefly Comprises:

Entrance vestibule, lounge, dining room with understairs storage cupboard and alcove storage, separate kitchen with a range of modern wall and floor mounted units, downstairs cloak/WC. To the first floor there are two well-proportioned bedrooms and bathroom/WC with white suite.

Externally there is a private enclosed rear yard.

The property is within easy reach of Oldham town centres with its wide range of shopping, recreational amenities and commuter links. Also within close proximity are several local junior and high schools and colleges with Royal Oldham Hospital also being within easy travelling distance. Ideally suited to a first-time buyer or buy-to-let investor. We would urge interested parties to register to view the property at their earliest convenience.

The Accommodation In Detail Comprisers:

GROUND FLOOR

Entrance Vestibule

uPVC double-glazed security door.

Lounge

14'6 x 12'2 including vestibule (4.42m x 3.71m including vestibule)

Gas fire, uPVC double-glazed window, central heating radiator.

Dining Room

14'7 x 14'0 (4.45m x 4.27m)

Wall-mounted gas fire, alcove storage cupboard, understairs storage, uPVC double-glazed window, central heating radiator.

Kitchen

12'7 x 8'0 maximum (3.84m x 2.44m maximum)

Single drainer stainless steel sink unit, a range of wall and floor mounted units, built-in stainless steel oven, four-ring gas hob with stainless steel backplate and chimney hood, part-tiled, plumbing for automatic washing machine, uPVC double-glazed window, central heating radiator, rear security door.

Small Hallway

uPVC double-glazed window leading to cloaks/WC.

Cloaks/WC

Low-level WC and uPVC double-glazed window.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

14'6 x 11'11 (4.42m x 3.63m)

Feature fireplace, bulkhead storage cupboard, uPVC double-glazed window, central heating radiator.

Bedroom 2

13'11 x 8'2 increasing to 10'4 (4.24m x 2.49m increasing to 3.15m)

Bulkhead storage cupboard, uPVC double-glazed window, central heating radiator.

Bathroom/WC

9'10 x 6'0 (3.00m x 1.83m)

White suite having panelled bath with shower over, wash hand basin with vanity storage unit below, low-level WC, fully tiled, uPVC double-glazed window, heated chrome towel rail/radiator, built-in storage cupboard.

EXTERNAL

Externally, the property has a private enclosed rear yard.

TENURE

Tenure is Leasehold - 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.

