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Bardsley Vale Avenue, Oldham, OL8 3HZ

* FOR SALE BY MODERN METHOD OF AUCTION * (see paragraph in full details. * CASH BUYERS ONLY * This substantial, three bedroom character property offers fantastic potential to modernise a superb family house which is situated in a popular and well regarded location within easy reach of all local amenities. The property benefits from uPVC double glazing and gas fired central heating. IN NEED OF MODERNISATION AND RESTORATION.

The property is situated in the popular Bardsley area with local amenities readily available and good access to Park Bridge and Daisy Nook Country Park. Both Oldham and Ashton Town Centres are within easy reach and provide a wider range of shopping and recreational amenities.

Auction Guide £130,000



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



Bardsley Vale Avenue, Oldham, OL8 3HZ

- Substantial Mid Terrace (one of three)
- Two Good Sized Reception Rooms plus Separate Kitchen
- No Through Road Location
- Internal Inspection Highly Recommended
- Highly Popular Residential Location
- uPVC Double Glazing/Gas Fired Central Heating
- Well Placed for Both Oldham and Ashton Town Centres
- Offers Great Potential
- Delightful Front Lawned Garden Area
- Some General Up-grading Required

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The Accommodation briefly comprises:

Entrance Vestibule, Entrance Hallway, Lounge with feature fireplace, good sized dining room, separate kitchen with integrated appliances

To the first floor there are 3 well proportioned Bedrooms, large family Bathroom/WC with coloured suite

Externally there is a delightful lawned front garden with mature border plants and shrubs, whilst to the rear there is an enclosed rear yard with useful storage outbuilding.

The Accommodation in Detail:

Entrance Vestibule

uPVC double glazed front door

Entrance Hallway

Central heating radiator

Lounge

14'0 x 13'2 plus bay recess (4.27m x 4.01m plus bay recess)
Feature fireplace, living flame coal effect gas fire, uPVC double glazed window, central heating radiator

Dining Room

15'3 x 14'11 reducing to 13'11 (4.65m x 4.55m reducing to 4.24m)
Alcove storage cupboards, wall mounted gas fire, uPVC double glazed window, central heating radiator

Kitchen

10'5 x 7'9 (3.18m x 2.36m)
One and a half bowl sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring gas hob with filter unit over, plumbed for automatic washing machine, tiled floor, part tiled walls, uPVC double glazed rear door and window, good sized understairs storage cupboard

First Floor:

Landing

Loft access, central heating radiator

Bedroom (1)

12'5 x 15'4 reducing to 12'5 (3.78m x 4.67m reducing to 3.78m)

uPVC double glazed window, central heating radiator

Bedroom (2)

13'2 x 12'0 (4.01m x 3.66m)

uPVC double glazed window, central heating radiator

Bedroom (3)

13'2 x 6'0 (4.01m x 1.83m)

uPVC double glazed window, central heating radiator

Family Bathroom/WC

10'6 x 7'10 (3.20m x 2.39m)
Coloured suite having panel bath, pedestal wash hand basin, low level WC, laminate flooring, uPVC double glazed window, central heating radiator

Externally:

The front garden is laid mainly to lawn with mature border plants and shrubs which provide potential for off road parking.

To the rear the enclosed yard has a useful storage outbuilding.

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.

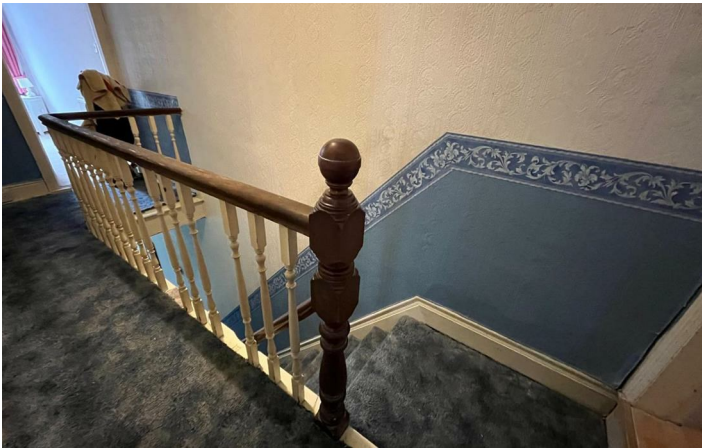
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

REFERRAL ARRANGEMENTS

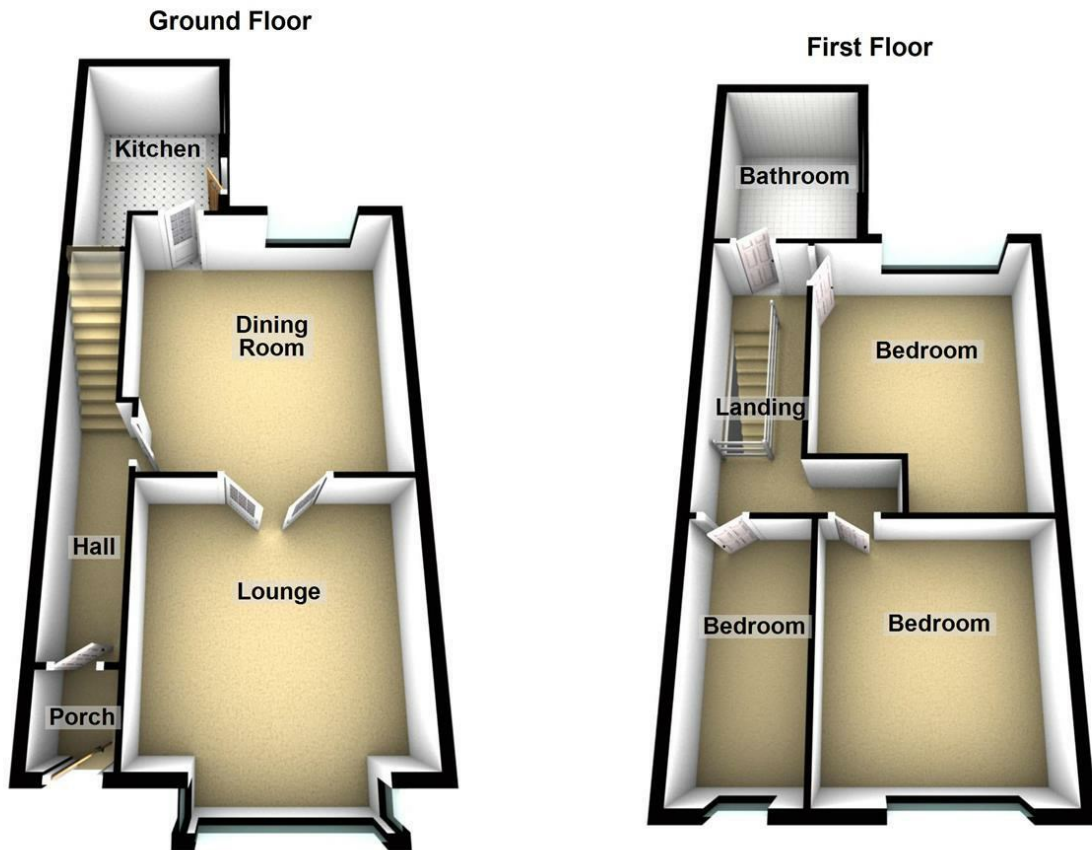
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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.

