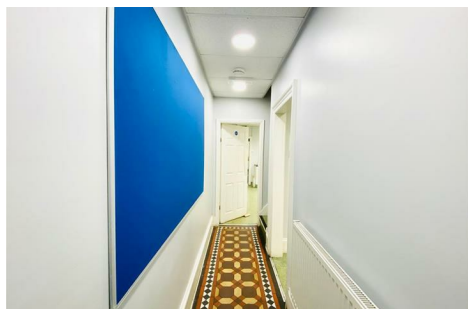


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Acres Lane, Stalybridge, SK15 2JU

*** FOR SALE BY MODERN METHOD OF AUCTION*** (see paragraph for full details) Dawsons are delighted to welcome onto the market, this rare investment opportunity to acquire this beautiful stone terrace property, which is also offered to the market with ***NO FORWARD VENDOR CHAIN***. The current dwelling is used for commercial purposes as a Veterinary Practice, which has the potential to be converted back to a residential dwelling ***Subject to Approved Planning Permission***. Auction set to end 22-11-2024 @ 12:00

The property is welcomed by a quaint entrance vestibule which leads to a larger than average entrance hall, which in turn, leads to a large lounge which is currently used as a reception, kitchen which could easily be converted back to a second living room or dining room, there is also a storage room, utility room and WC. To the first floor there are two large potential bedrooms and a bathroom suite. To the outside, there is a rear low maintenance enclosed yard.

The property is situated in a desired and convenient location with local amenities on its doorstep including easy access to Stalybridge town centre which is less than one mile distant. Within the centre there are a range of local amenities including excellent transport and commuter links to Manchester City Centre as well as easy access to the M67 and M60 Outer Manchester Ring Road, local supermarkets, retail outlets, public

Auction Guide £120,000

Acres Lane, Stalybridge, SK15 2JU

- Character Terrace Property
- Close to Local Amenities
- No Chain
- Viewing Essential
- Investment Opportunity

GROUND FLOOR

Vestibule

2'11" x 3'11" (0.9 x 1.2)

Comprises of fitted carpet and leads to the large entrance hallway.

Entrance Hallway

2'11" x 13'1" (0.9 x 4.0)

Large entrance hall comprising of decorative original Victorian tiles, ceiling spotlights and central heating radiator.

Reception/Lounge

11'1" x 13'5" (3.4 x 4.1)

Comprises of vinyl flooring, uPVC double-glazing, multi power points, central heating radiator.

Kitchen 1

13'1" x 13'5" (4.0 x 4.1)

Comprises of vinyl flooring, multi power points, integrated storage, uPVC double-glazing, central heating radiator.

Storeroom

6'6" x 9'6" (2.0 x 2.9)

Comprises of vinyl flooring, integrated shelving and storage, central heating radiator, smoke alarm and PVC fitted door that leads out to the rear enclosed yard.

Utility Room

9'2" x 11'5" (2.8 x 3.5)

Comprises of vinyl flooring, integrated wall and base units, laminate worktops, half-round stainless-steel sink with taps, multi power points and singular glazing.

WC

2'11" x 6'10" (0.9 x 2.1)

Comprises of vinyl flooring, floating hand basin, low-level close couple WC, uPVC double-glazing and central heating radiator.

LOWER GROUND FLOOR

Cellar

The cellar can be used for the housing of general household items and garden accessories.

FIRST FLOOR

Bedroom 1/Kitchen 2

14'9" x 16'8" (4.5 x 5.1)

Comprises of wood effect laminate flooring, multi power points, integrated wall and base units, laminate worktops, half-round stainless-steel sink, uPVC double-glazing, central heating radiator and access to the loft.

Bedroom 2/Office Space

14'9" x 13'5" (4.5 x 4.1)

Comprises of wood effect laminate flooring, uPVC double-glazing, multi power points and central heating radiator.

Bathroom

6'6" x 8'10" (2.0 x 2.7)

Bathroom suite comprising of laminate flooring, pedestal wash basin, low-level close couple WC, panelled bath with shower, mix tap, uPVC double-glazing and central heating radiator.

EXTERNAL

There is an enclosed rear yard.

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.

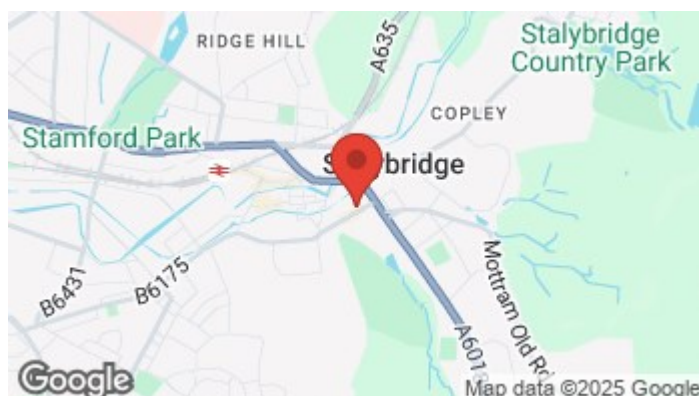
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

