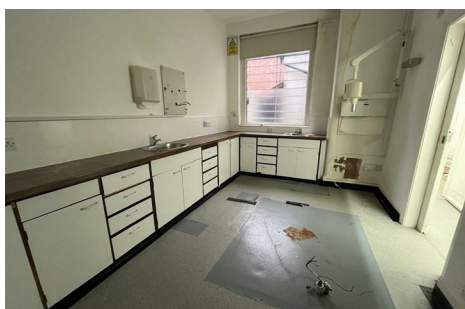


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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



Henrietta Street, Ashton-Under-Lyne, OL6 8NX

**** FOR SALE BY MODERN METHOD OF AUCTION**** (auction paragraph in full details). Until recently utilised as a dental practice, this substantial, bay fronted, middle terraced property has tremendous potential for conversion back to a single house or HMO (STP). The property is situated in a popular location close to Ashton under Lyne town centre where an extensive range of amenities and commuter links can be found. Offered for sale with No Vendor Chain the property is in need of some up-dating allowing prospective purchasers to impart their own layout, taste and specification upon the property.

The property could be retained as a commercial unit or offers fantastic opportunity to create a large family house or provide an investment opportunity in the form of conversion to an HMO (STP). It is strongly recommended that interested parties view the property internally to fully appreciate the potential on offer. All local amenities are within easy reach with the Town Centre providing a range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. For peace of mind the property has an alarm system in place.

Auction Guide £150,000

Henrietta Street, Ashton-Under-Lyne, OL6 8NX

- Substantial Premises (Previously Utilised as a Dental Practice)
 - Well Placed for Ashton Town Centre
 - Up-dating Works Required
- Considered Suitable for Residential Conversion (STP)
 - Excellent Commuter Links
 - No Onward Chain
- Internal Inspection Highly Recommended
 - Close to King George's Playing Fields

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, 3 Rooms, plus rear Kitchen Area

To the first floor there are 2 further Rooms and a good sized Cloaks/WC

To the second floor there is a further Attic Room with two double glazed Velux windows

Externally there is a Forecourt Garden and small private enclosed Yard Area with Store

The Accommodation in Detail Comprises:

Entrance Hallway

Composite style security door, central heating radiator. The hallway is open to:

Room (1)

12'0 x 12'00 (3.66m x 3.66m)
with bay storage and fitted cupboards, air conditioning unit

Room (2)

13'3 x 9'5 reducing to 9'0 (4.04m x 2.87m reducing to 2.74m)
Two inset sink units with base units, central heating radiator, air conditioning unit

Room (3)

7'11 x 8'8 (2.41m x 2.64m)
Open to the Kitchen Area

Kitchen Area

9'0 x 8;1 (2.74m x 2.44m;0.30m)
Three inset sinks, range of wall and floor mounted units, understairs storage cupboard

First Floor:

Landing

Central heating radiator

Room (4)

11'9 x 9'7 (3.58m x 2.92m)
Two sinks with base storage units, central heating radiator

Room (5)

11'10 reducing to 5'6 x 11'4 reducing to 8'2 (3.61m reducing to 1.68m x 3.45m reducing to 2.49m)

Two inset sink units with base storage unit, central heating radiator

Cloaks/WC

7'11 x 6'8 (2.41m x 2.03m)
Low level WC, wall and floor mounted storage units, wash hand basin, built-in storage cupboard, central heating radiator

Second Floor:

Attic Room (5)

14'9 x 11'5 (4.50m x 3.48m)
Two inset sink units with base storage unit, eaves storage cupboards, bulk-head storage cupboard, two double glazed Velux windows, central heating radiator

Externally:

Forecourt Garden

To the rear there is a fully enclosed small Yard area with store.

Rateable Value:

£10, 750

(Small Business Rates multiplier 2024/2025 £49.09)

Interested Parties:

Interested Parties are advised to make their own enquiries with TMBC

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.

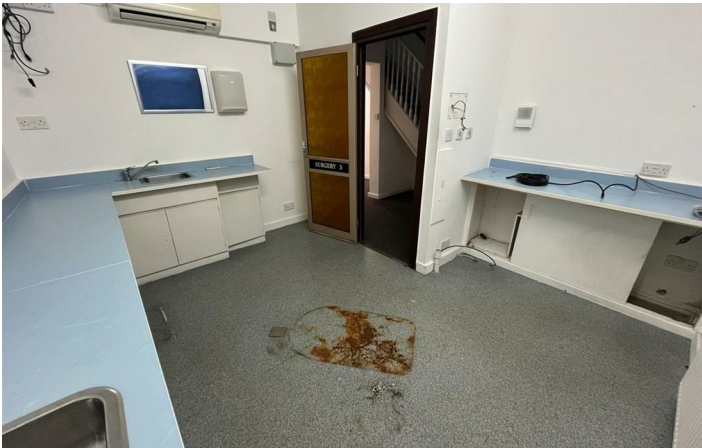
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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.
Made with Metropix ©2025

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.

