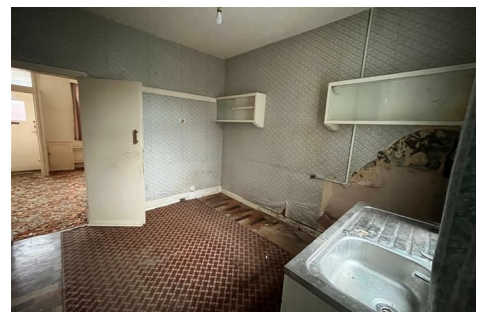
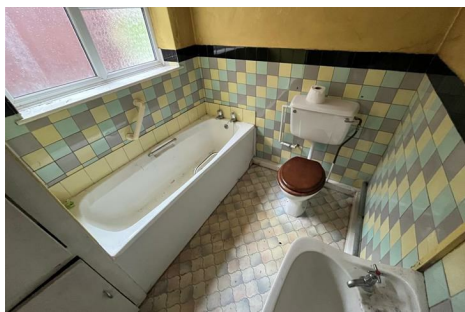


# DAWSONS

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## Lindsay Street, Stalybridge, SK15 2LT

\*\*\* FOR SALE BY MODERN METHOD OF AUCTION\*\*\* CASH BUYERS ONLY

Two bedroom stone fronted mid terraced property. In need of full refurbishment. Briefly comprises; entrance vestibule, lounge, kitchen/dining room, rear hall and bathroom to the ground floor. two good sized bedrooms to the first floor.

**Auction Guide £80,000**



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



# Lindsay Street, Stalybridge, SK15 2LT

- Modern Method of Auction
  - Two Bedrooms
- Cash Buyers Only
  - Two Reception Rooms
- Mid Terraced
  - Enclosed yard to Rear

## GROUND FLOOR

### Entrance Vestibule

Door to front, door to:

### Lounge

13'5 x 12'10 (4.09m x 3.91m)  
uPVC double glazed window to front, tiled fireplace with gas fire.

### Kitchen/Dining Room

11'3 x 9'10 (3.43m x 3.00m)  
UPVC double glazed window, two wall mounted units, base unit with stainless steel sink ,understairs storage, door to:

### Rear Hall

UPVC double glazed door to outside, storage cupboard, door to:

### Bathroom

7'5 x 6'2 (2.26m x 1.88m)  
uPVC double glazed window, panel bath, low level WC, wash hand basin, built in airing cupboard, part tiled.

## FIRST FLOOR

### Bedroom (1)

13'3 x 12'10 (4.04m x 3.91m)  
uPVC double glazed windows, feature fireplace, built in wardrobe.

### Bedroom (2)

11'5 x 9'11 (3.48m x 3.02m)  
uPVC double glazed window.

### Externally

Enclosed paved 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



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

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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