

DAWSONS

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

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



Oldham Road, Grasscroft, Oldham, OL4 4JF

*** FOR SALE BY MODERN METHOD OF AUCTION*** (see paragraph for full details) An amazing investment opportunity has arisen - Dawson's are pleased to welcome onto the market this well positioned End Terraced Property. The property is in need of full up-grading/modernisation throughout and comes onto the market with ***NO FORWARD VENDOR CHAIN***. The property is situated in the popular location of Grasscroft and is close to a range of local amenities.

Viewing is a ***MUST*** to avoid missing this fantastic investment opportunity.

Auction Guide £135,000



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



Oldham Road, Grasscroft, Oldham, OL4 4JF

- Well Positioned End Terraced Property
- 2 Bedroom plus 2 Loft Rooms
- Full Refurbishment Programme Required
- No Forward Vendor Chain
- Suit Investor

The Accommodation Comprises:

Living Room

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

Dining Room

10'9" x 10'2" (3.3 x 3.1)

Understairs storage.

Kitchen

6'10" x 7'10" (2.1 x 2.4)

Utility Area

5'2" x 7'6" (1.6 x 2.3)

First Floor:

Large Landing

Leading to:

Double Bedroom (1)

8'10" x 12'9" (2.7 x 3.9)

Double Bedroom (2)

9'2" x 9'10" (2.8 x 3.0)

Loft Space (1)

7'2" x 8'2" reducing to 2'3" x 4'3" (2.2 x 2.5 reducing to 0.7 x 1.3)

Loft Space (2)

5'6" x 6'10" reducing to 2'11" x 3'7" (1.7 x 2.1 reducing to 0.9 x 1.1)

Bathroom

7'6" x 8'2" (2.3 x 2.5)

Externally:

To the front there is on street vehicular parking.

To the rear there is a South facing 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

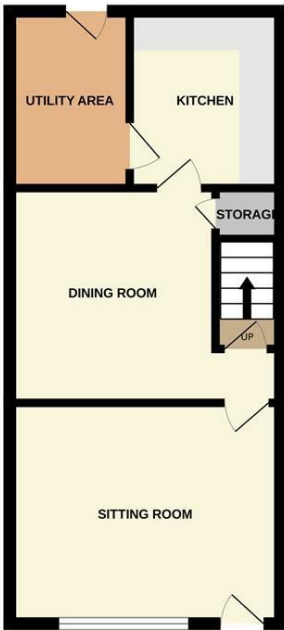


Directions

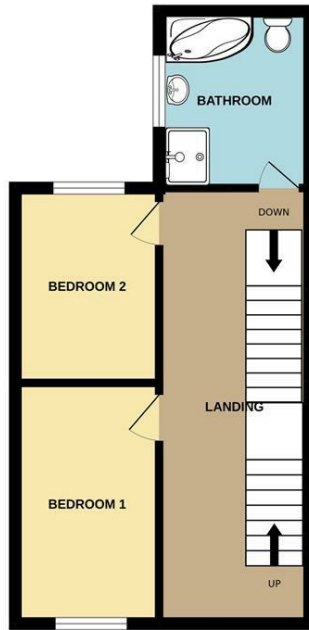


Floor Plan

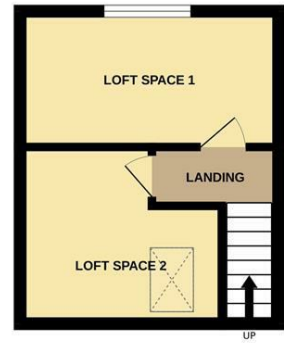
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(11-11) A</p> <p>(11-11) B</p> <p>(11-11) C</p> <p>(11-11) D</p> <p>(11-11) E</p> <p>(11-11) F</p> <p>(11-11) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	