# DAWSONS

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# Oldham Road, Grasscroft, Oldham, OL4 4JF

\*\*\* FOR SALE BY MODERN METHOD OF AUCTION\*\*\* (see paragraph for full details) An amazing investment opportunity has arisen - Dawsons 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 £125,000



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  $0.7 \times 1.3$ )

## 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.

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  $\ensuremath{\text{VAT}}$  towards the 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 nonrefundable Reservation Fee. This being 4.5% you. Whilst these services are recommended of the purchase price including VAT, subject as it is believed they will be of benefit; you to a minimum of £6,600.00 including VAT. The are under no obligation to use any of these Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the Where services are accepted the Auctioneer 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.

To the rear there is a South facing enclosed 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

> 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 services and you should always consider your options before services are accepted. 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**











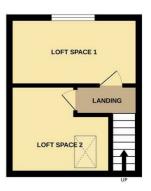




GROUND FLOOR 1ST FLOOR 2ND FLOOR 2ND FLOOR







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 enror, 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 guaranter 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.

