



Highfield Road,

Guide Price £85,000



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Highfield Road, Glossop, Derbyshire
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**** ONLINE AUCTION SALE **** Being sold with no vendor chain is this first floor flat with its own access. The accommodation does need some updating but would make an ideal first time buy, downsize or investment purchase with a potential rent in the region of £600 PCM. Additionally the property has its own garden to the rear. In brief the accommodation comprises; entrance with stairs up to the accommodation, landing area with access to all rooms, good size lounge, two large double bedrooms, kitchen and bathroom with white suite. There is also UPVC double glazing and gas central heating. Awaiting EPC.

GROUND FLOOR

ENTRANCE

Via UPVC door. Door giving access to the stairs to the first floor accommodation.

FIRST FLOOR

LANDING

Loft access and doors to all rooms.

LOUNGE

4.17m x 3.56m (13'8" x 11'8")

A good sized room with aspect to the rear.

KITCHEN

3.23m x 2.46m (10'7" x 8'1")

Wall, base and drawer unit, work surfaces, cooker point, stainless steel sink unit, wall mounted boiler, cupboard housing the electric and gas meter and tiled splash back.

BEDROOM ONE

3.18m x 4.44m (10'5" x 14'7")

Good double bedroom.

BEDROOM TWO

3.18m x 3.51m (10'5" x 11'6")

Double bedroom.

BATHROOM

2.31m x 1.85m (7'7" x 6'1")

Three piece white suite comprising; panelled bath, pedestal wash hand basin and WC. Built in cupboard and tiled walls.

AGENT NOTE

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. 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. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300.00 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.

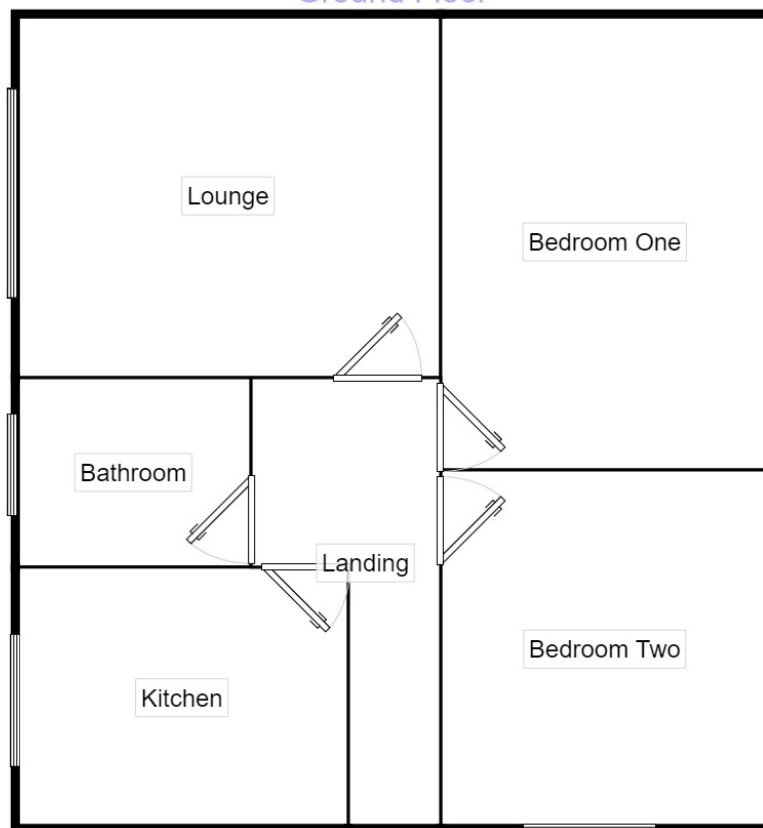
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

Ground Floor



Measurements are approximate. Not to scale. For illustrative purposes only.

