



Rochdale Road, Shaw | Oldham | OL2 7SA

EDWARD
mellor

Rochdale Road, Shaw | Oldham | OL2 7SA

Starting Bid £73,000

TO BE SOLD BY ONLINE AUCTION ON 14TH FEBRUARY 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

74 Rochdale Road, Shaw, OL2 7SA.

Tenanted terraced house not inspected by Edward Mellor but reported to comprise lounge, dining kitchen, two bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Let on a periodic AST from 4/12/20 at £480 per month. The property is in the well-established and popular district of Shaw, in a convenient position within walking distance of the town centre.

Additional Information

Here are a handful of similar properties taken from Land Registry which have sold close by:

79 Beal Lane OL2 8PH sold on 07/08/2023 for £125,000 Terraced 2 beds 0.40 miles

109 Beal Lane OL2 8PH sold on 06/07/2023 for £140,000 Terraced 2 beds 0.43 miles

43 Lyon Street OL2 7RU sold on 20/06/2023 for £129,000 Terraced 2 beds 0.09 miles

Shaw is a popular village with an array of health, leisure and shopping facilities and a the Metrolink station. Motorway connections can be found at both Milnrow and Royton.

Rental values in the area are in the region of £900 per month. EPC on order. Please refer to the important occupancy information in the legal pack.

Auction consultant dealing with this property

Freya Bashir

In order to bid at our online auction

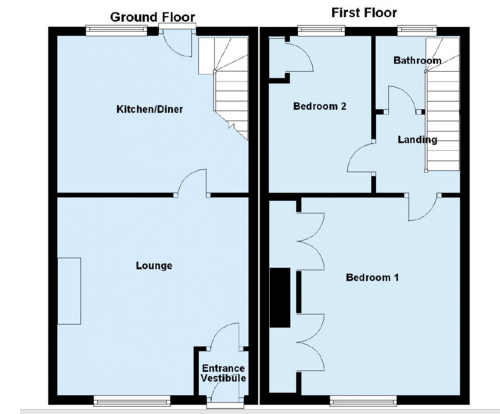
You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk

IMPORTANT INFORMATION

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease :
848



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.



Auction Office
Mellor House,
65-81 St Petersgate,
Stockport,
SK1 1DS