



Platting Grove | Ashton under Lyne | OL7 9LT

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TO BE SOLD BY ONLINE AUCTION ON 15TH MAY 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

107 Platting Grove, Ashton-u-Lyne, OL7 9LT

Tenanted semi detached house with hall, though lounge/dining room with French doors to rear, modern kitchen with built in oven and hob, three bedrooms and bathroom. Rear garden. Gas central heating and double glazing. Let on a periodic AST from 30/08/16 now at £600 per month. The tenants have expressed a desire to remain in situ. Please respect their privacy. The property is in a convenient location close to Ashton Town Centre with excellent shopping facilities including Ashton Moss retail park, Ladysmith shopping centre and Snipe retail park.

Additional Information

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

26 Platting Grove OL7 9LP sold on 28/03/2023 for £220,000 Semi-Detached 3 beds 0.08 mi

38 Ambleside Avenue OL7 9HA sold on 29/08/2023 for £223,250 Semi-Detached 3 beds 0.29 mi

79 Wilshaw Grove OL7 9QT sold on 20/07/2023 for £236,500 Semi-Detached 3 beds 0.50 mi

The house is a short distance to both the Metrolink and Train station with routes to Manchester and other surrounding areas and is serviced by the M60 motorway network for those needing to commute. Other places of note close by are Daisy Nook Park with Tameside General Hospital being just a couple of miles away. EPC rating D.

Auction consultant dealing with this property

Molly Hasan

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.

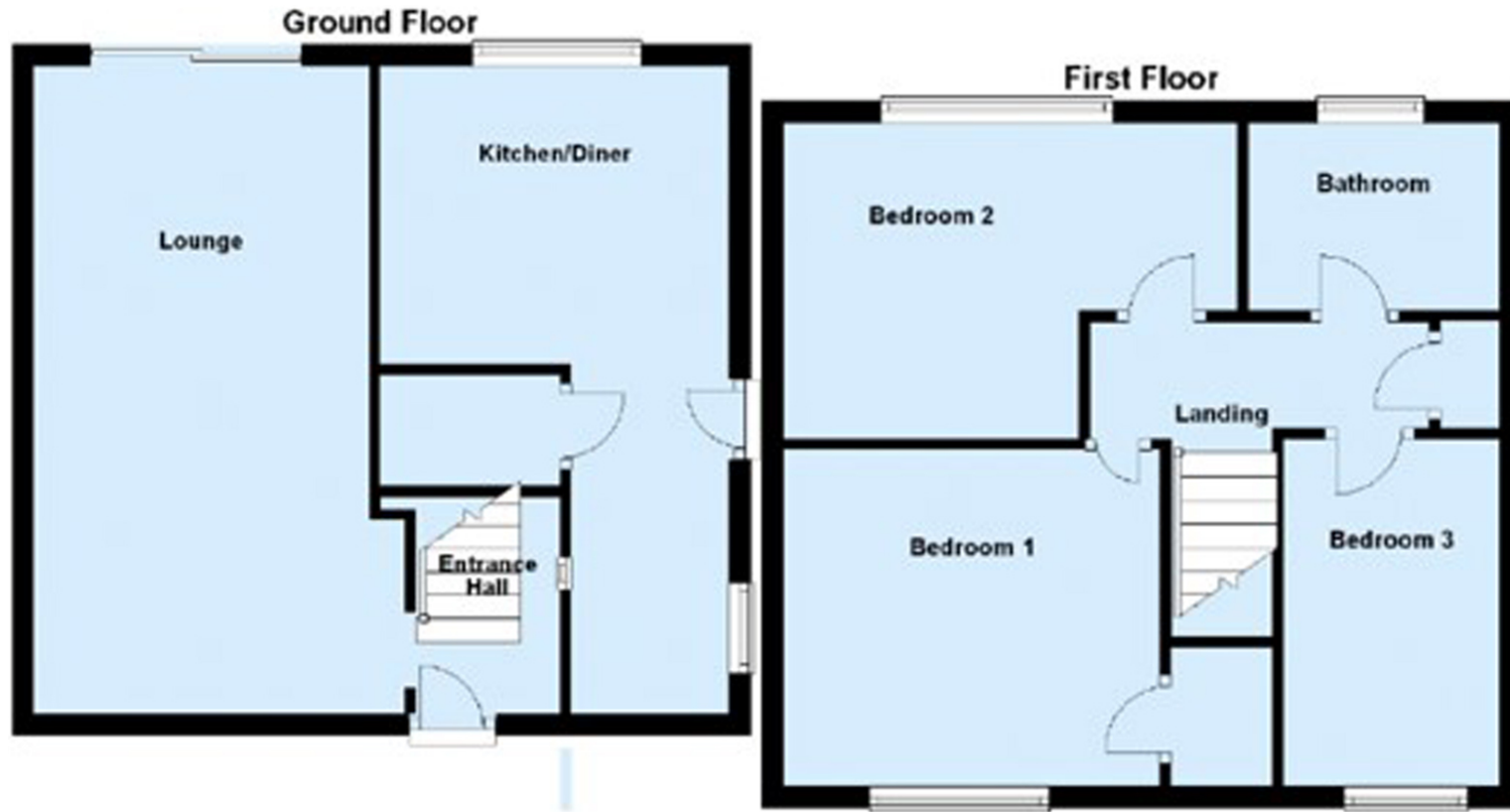
Important notice

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



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



www.edwardmellor.co.uk

Important Information

- Council Tax Band: A
- Tenure: Freehold

EPC Rating

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