



jordan fishwick

42 MANCHESTER ROAD TINTWISTLE GLOSSOP SK13 1LW

£145,000

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* This property is for sale by Modern Method of Auction powered by iam-sold Ltd - Starting Bid £145,000 + Reservation Fee*

A recently refurbished stone built mid terraced house, an ideal first time buy and competitively priced for an early sale. With No onward Chain the property briefly comprises an entrance vestibule, front lounge, a spacious dining kitchen with refitted units and including brand new appliances, two first floor bedrooms and a bathroom with shower. Including brand new carpets and floor covering. Walled frontage and rear yard area. Energy Rating D

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights towards Brookfield and at the roundabout bear right into Woolley Bridge Road. At the end bear left down Waterside, cross over the bridge into Tintwistle and up New Road. At the top, turn left onto Manchester Road and the property is on the left hand side.

GROUND FLOOR

Vestibule

Front door and door leading through to:

Lounge

13'9 x 13'8 (less vest & chimney breast)

Secondary glazed front sash window, central heating radiator, gas and electric meter cupboard, gas burning stove and door through to:

Dining Kitchen

13'8 x 12'9

Refitted with a range of handleless units finished in gloss white and including base cupboards, drawer, integrated slim-line dishwasher, washing machine, fridge and freezer, built-in electric oven, work tops over with an inset Franke inset single drainer one and a half bowl coloured sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, Worcester gas fired combination boiler and central heating radiator, double glazed rear sash window, external rear door and stairs to the first floor.

FIRST FLOOR

Landing

Bedroom One

13'9 (max) x 13'9

Secondary glazed front sash window and central heating radiator.

Bedroom Two

9'8 x 9'3 (plus recess)

Double glazed rear sash window, central heating radiator and storage cupboard.

Bathroom

A white suite including a panelled bath with mixer tap, shower over, wash hand basin with mixer tap and vanity unit and close coupled wc, central heating radiator, medicine cabinet, shaver point and double glazed rear window.

OUTSIDE

Frontage & Rear Yard

The property has a walled frontage and a rear yard.

Our ref:Cms/cms/0913/24

Auctioneers 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, iam-sold 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.

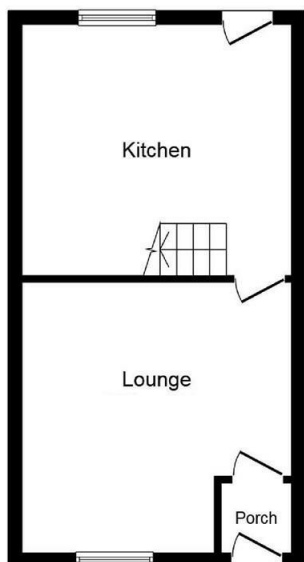
Buyers will be required to go through an identification verification process with iam-sold and provide proof of how the purchase would be funded.

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.

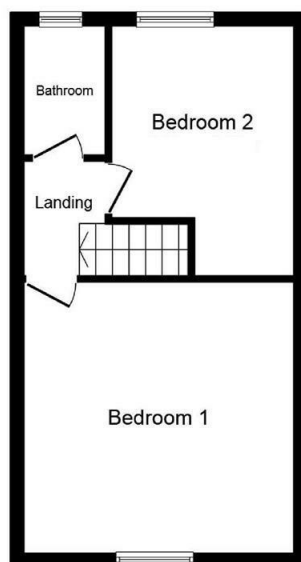
The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iam-sold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

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.



Ground Floor



First Floor

Total floor area 67.2 m² (723 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | 66 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |