

Tintern Avenue, Heywood OL10

- MODERN METHOD OF AUCTION
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS
 - POTENTIAL FOR FURTHER PARKING
 - CLOSE TO HEYWOOD TOWN CENTRE
 - FREEHOLD
- READY TO MOVE INTO
- OFF ROAD PARKING TO THE REAR
- TWO WELL PROPORTIONED BEDROOMS
 - COUNCIL TAX BAND - A
 - NEW ROOF

By Auction £130,000



This property is for sale by the MODERN METHOD OF AUCTION, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). AUCTION DUE TO FINISH THURSDAY 24TH OCTOBER

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £345.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

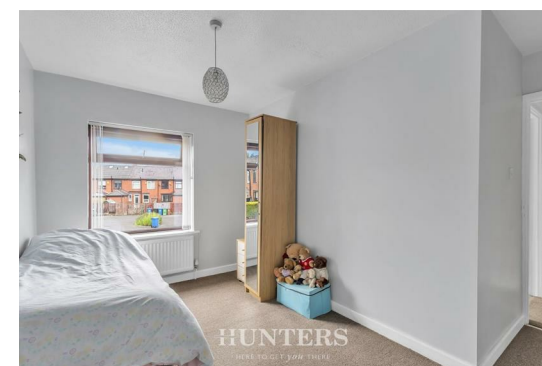
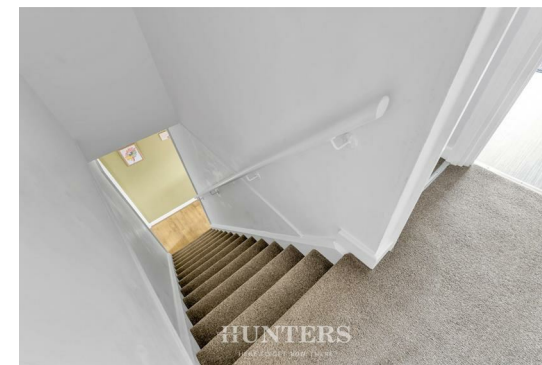
This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Upon stepping into the property, you are immediately welcomed by a bright and spacious lounge area. This inviting space sets the tone for the rest of the home, offering a comfortable area for relaxation. The kitchen/dining room combines practicality with ample storage options and features access to the meticulously low maintenance paved rear garden and gated off road parking. Upstairs, you'll find two generously proportioned double bedrooms, each offering ample space for furniture and storage. The contemporary bathroom boasts fixtures and fittings, including a WC, shower over bath, and hand wash basin.

Externally, the property features a beautifully lawned front garden, while the rear garden boasts a low maintenance, well kept paved area, providing off road parking and potential for further parking.

Tenure: Freehold
EPC Rating: C
Council Tax Band: A





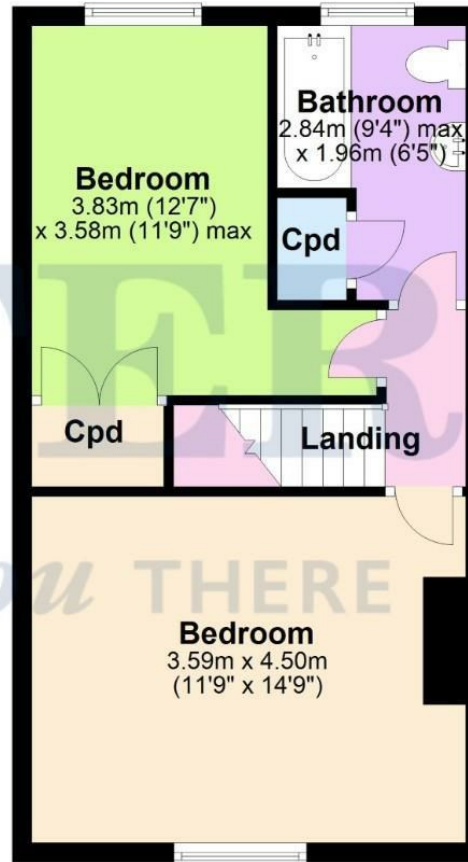
Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 76.1 sq. metres (818.9 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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