



Albert Street

Royton, Oldham

Starting Bid £80,000

- For Sale by Auction - T&C's Apply
- Subject To An Undisclosed Reserve Price
- Buyer's Fees Apply
- The Modern Method Of Auction
- Two Bedroom, Mid Terraced House
- Walking Distance To Royton Centre
- No Chain
- EPC Rating - E

Hurray Auction Ends 12 noon on 6/8/2021 For Sale by Modern Method of Auction: Starting Bid Price £80,000 + Reservation Fee. Offered for sale with No Chain is this two bedroom, mid terraced house located within a stones throw of Royton centre. Accommodation comprising of: entrance vestibule, lounge, kitchen/diner, two bedrooms and a bathroom. Externally and enclosed rear courtyard and on road parking.

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited.

This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £220.00 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can

change.

ENTRANCE VESTIBULE

With uPVC entrance door, fitted carpeting, meters, door to the lounge.

LOUNGE

14' 5" x 13' 6" (4.39m x 4.11m) With front aspect hardwood single glazed window with fitted blind, wall lights, gas fire with surround and hearth.

KITCHEN/DINER

11' 5" x 11' 11" (3.48m x 3.63m) With fitted wall and base units, worktops, stainless steel sink unit with mixer taps, plumbed for an automatic washing machine, combi boiler, radiator, tiled floor covering, under stairs storage cupboard, hardwood single glazed window and door.

LANDING

With fitted carpeting.

BEDROOM ONE

14' 5" x 13' 1" (4.39m x 3.99m) With front aspect hardwood single glazed window with fitted blind, fitted carpeting, radiator.

BEDROOM TWO

11' 6" x 8' 11" (3.51m x 2.72m) With rear aspect hardwood single glazed window with fitted blind, fitted carpeting, radiator, loft access.

BATHROOM

5' 9" x 5' 4" (1.75m x 1.63m) Fitted with a three piece suite in white comprising of: panelled bath with shower over, low level w.c., wash hand basin, vinyl floor covering, radiator.

EXTERNALLY

There is an enclosed rear courtyard and on road parking.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

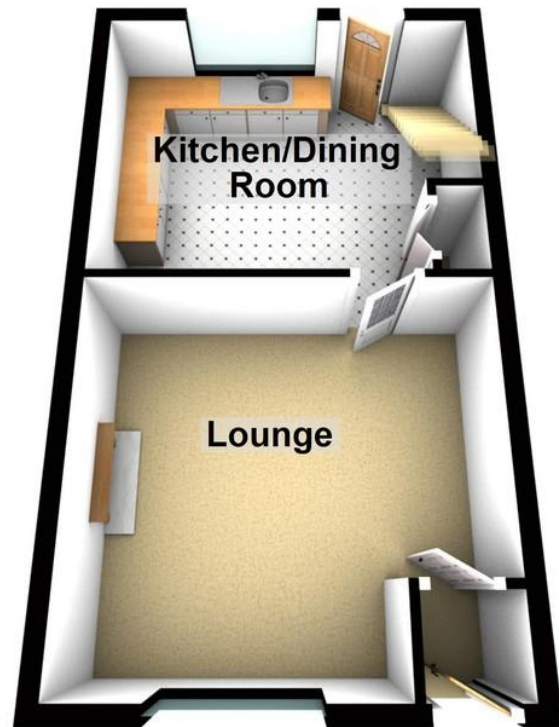
COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

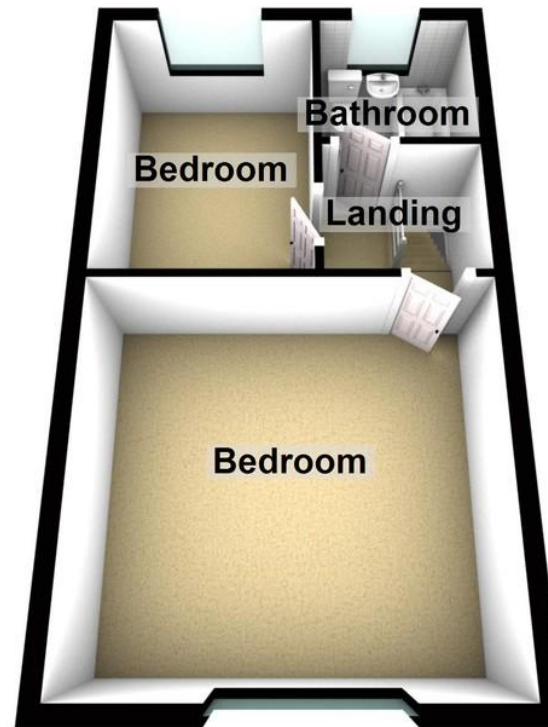
AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

Ground Floor



First Floor



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Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm