



42 Esther Street

Oldham

Starting Bid £70,000

- For Sale By Auction - T&C's Apply
- Subject To An Undisclosed Reserve Price
- Buyer's Fees Apply
- The Modern Method Of Auction
- Two Bedrooms & Loft Room
- End Terraced House
- Convenient Location
- EPC Rating - E



For Sale by Modern Method of Auction; Starting Bid Price £75,000 plus reservation fee. No Chain is this two bedroom plus loft room end of terrace property located in Greenacres. Accommodation comprising of: entrance vestibule, lounge, open plan kitchen/diner, two bedrooms, bathroom and a loft room. Externally a good size rear yard and on road parking. Call us today to view.

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.

#### LOUNGE

14' 3" x 13' 0" (4.34m x 3.96m) With front aspect uPVC double glazed window with fitted blind, radiator, laminate floor covering, gas fire, meters box, BT point, TV point.

#### KITCHEN/DINER

16' 0" x 13' 7" (4.88m x 4.14m) With fitted wall and base units, worktops, sink unit with spray tap, plumbed for an automatic washing machine, electric oven and hob, extractor fan, stainless steel splash backs, Potterton combi boiler, dual fuel log burner, laminate floor covering, radiator, breakfast bar, staircase to the first floor, uPVC double glazed window and door leading to the rear garden.

#### LANDING

With fitted carpeting, radiator, staircase to the loft room, uPVC double glazed window.

#### BEDROOM ONE

7' 9" x 9' 6" (2.36m x 2.9m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

#### DRESSING ROOM

13' 0" x 3' 8" (3.96m x 1.12m) With hanging rails, fitted carpeting, uPVC double glazed window.

#### BEDROOM TWO

10' 4" x 8' 8" (3.15m x 2.64m) With rear aspect uPVC double glazed window with fitted blind, radiator, laminate floor covering, double wardrobe with storage cupboard over.

#### BATHROOM

7' 4" x 6' 9" (2.24m x 2.06m) Fitted with a three piece suite in white comprising of: panelled bath with shower over, low level w.c., wash hand basin, fully tiled walls and floor, radiator, obscure uPVC double glazed window.

#### LOFT ROOM

13' 4" x 8' 7" (4.06m x 2.62m) With Velux roof window, fitted carpeting, light, power, two large eaves storage cupboards.

#### EXTERNALLY

To the front of the property there is a garden forecourt with brick retaining walls. The enclosed, flagged, rear garden has a decked area, metal bike store and gate to rear.

#### ADDITIONAL INFORMATION

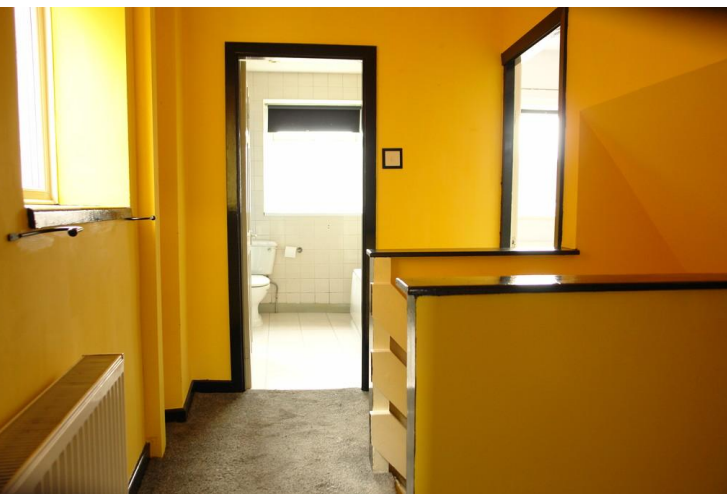
TENURE: Solicitor to confirm details.

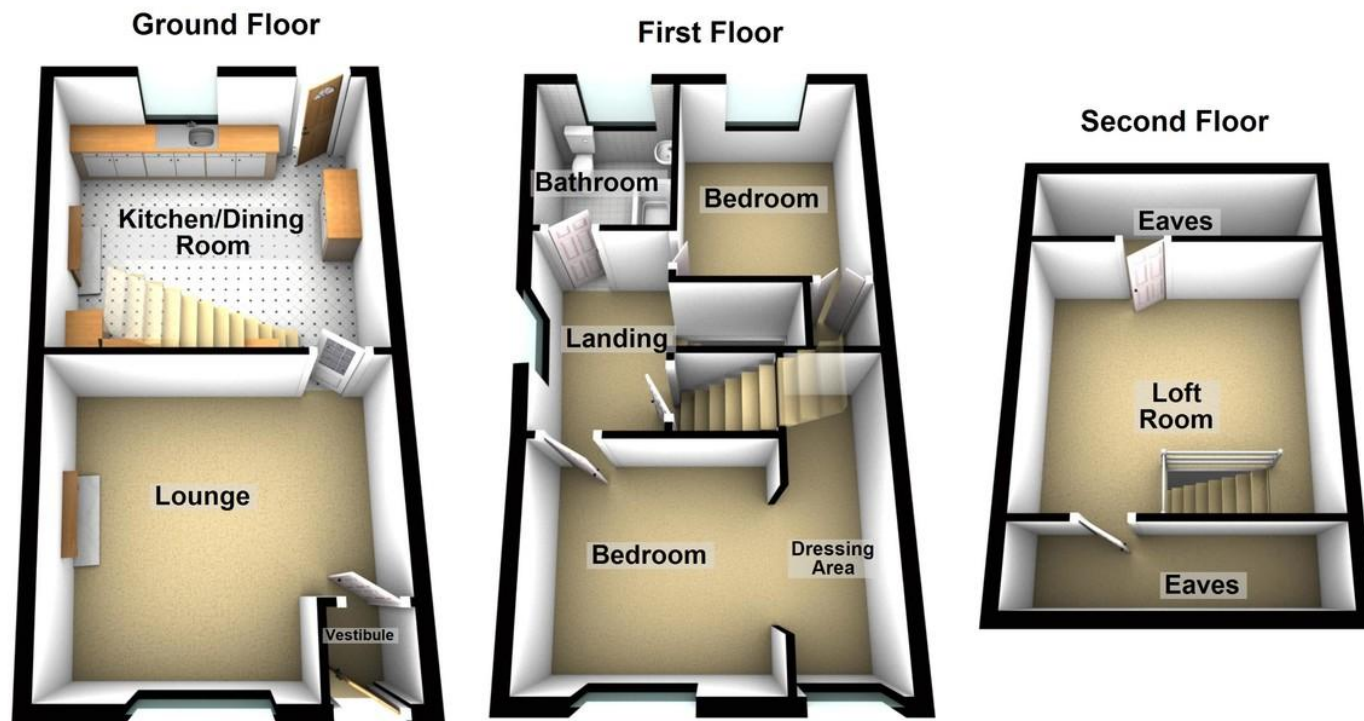
COUNCIL BAND: A

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.





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