



Rochdale Road, Royton

Start Bid PRICE £100,000



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## Rochdale Road, Royton

INVESTMENT OPPORTUNITY/ FIRST TIME BUYER - For Sale by Modern Method of Auction Start Bid Price £100,000 plus reservation fee. Offered for sale is this two bedroom mid terraced property located within easy reach of Royton centre. Accommodation comprising: Entrance vestibule, lounge, kitchen/dining room and two large cellar rooms. To the first floor are two bedrooms and a bathroom. Externally there is a rear yard that backs onto Dogford park. This property is in need on updating. Call us today to arrange a viewing.





## VESTIBULE

0.97m x 0.84m (3'2" x 2'9")

Wooden front door, tiled floor.

## LOUNGE

4.17m x 4.17m (13'8" x 13'8")

Front aspect, uPVC window, radiator, carpeted, TV point, gas fire with surround and hearth.

## KITCHEN/DINING ROOM

3.71m x 3.35m (12'2" x 11'0")

Rear aspect, base units, roll top work surfaces, uPVC window, radiator, uPVC door to the rear, vinyl floor covering, original fireplace. Door/stair access to the cellar and first floor.



## CELLAR ROOM 1

4.19m x 3.58m (13'9" x 11'9")

Stone floor, radiator, Belfast sink unit, uPVC window, Worcester combination boiler. This room does has a height of 5' 6".

## CELLAR ROOM 2

4.19m x 4.06m (13'9" x 13'4")

Light and power, paved floor, consumer unit. Height restriction is 5' 6".

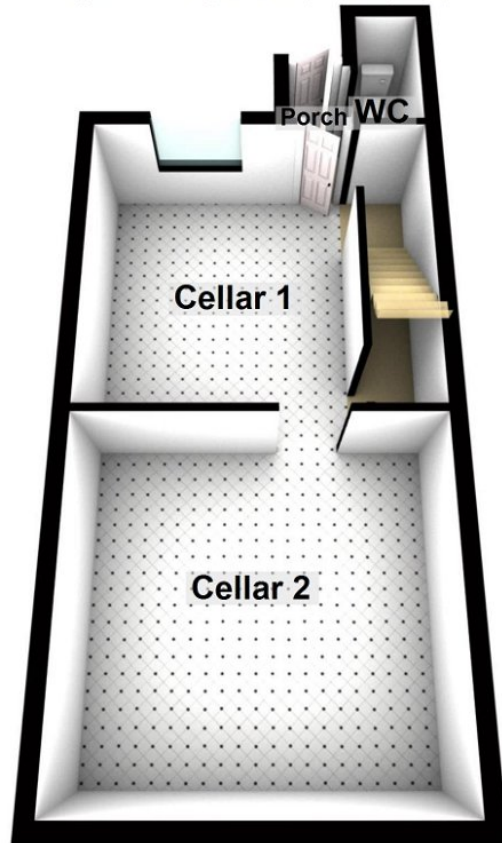
## Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer & seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect & consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300inc VAT for this pack. The buyer signs a Reservation Agreement & makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period & is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.



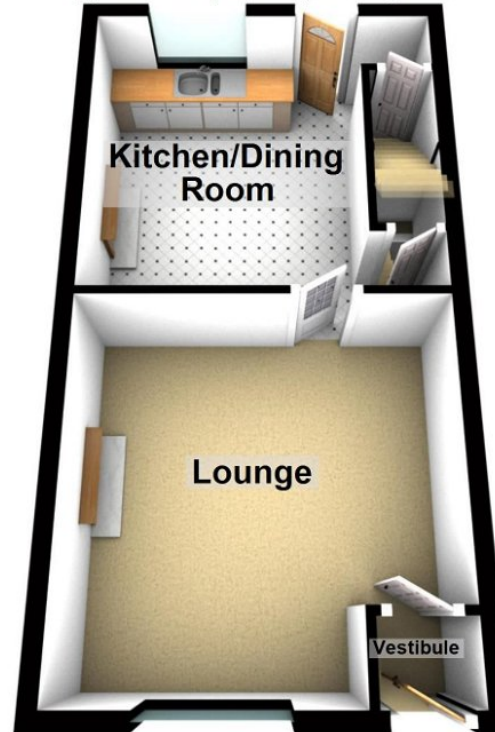
### Basement

Approx. 35.1 sq. metres (377.8 sq. feet)



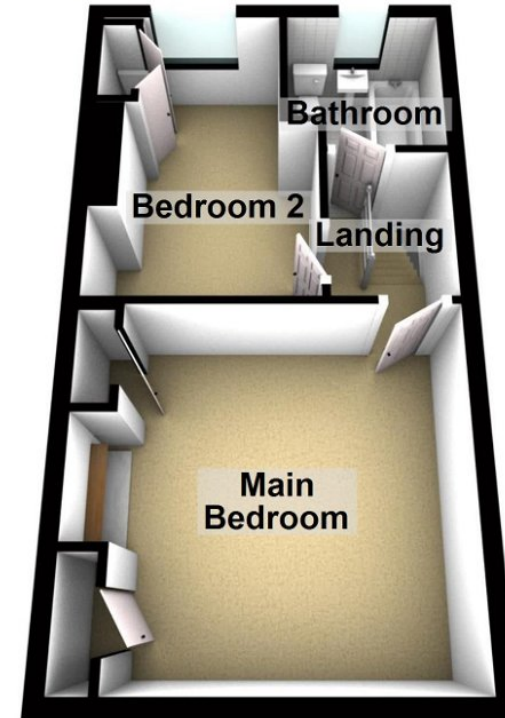
### Ground Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 101.5 sq. metres (1093.1 sq. feet)

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