



Dewhirst Road, Rochdale

Guide Price £190,000



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Offered for sale with NO CHAIN therefore VACANT POSSESSION is this spacious three bedroom two reception room extended semi detached property overlooking Syke Common. For Sale by Modern Method of Auction with a Start Bid Price of £190,000 (plus reservation fee) the property is in need of some updating but would provide a superb young and growing family home for years to come. Internally the property has many original features and briefly comprises of, to the ground floor, porch, entrance hallway, lounge with bay window, separate dining room, kitchen and utility room. Off the first floor landing there are three good size bedrooms and a family bathroom. Externally there are gardens to both the front and rear and a driveway providing off road parking, leading to a detached single garage. Viewing is recommended to appreciate the potential the property offers.





## Auction Comments

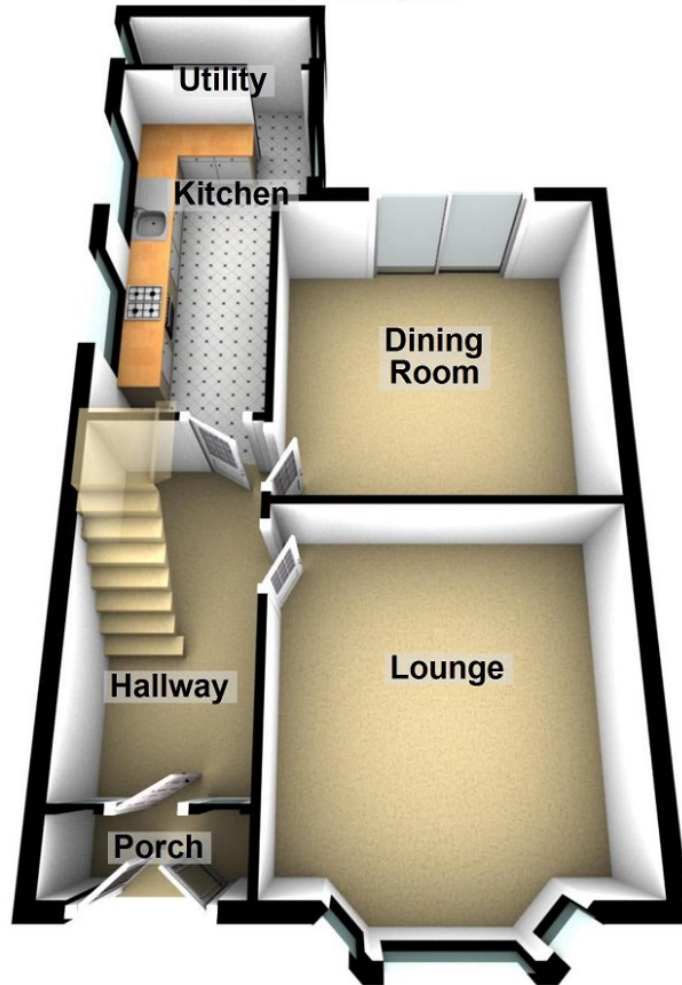
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender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



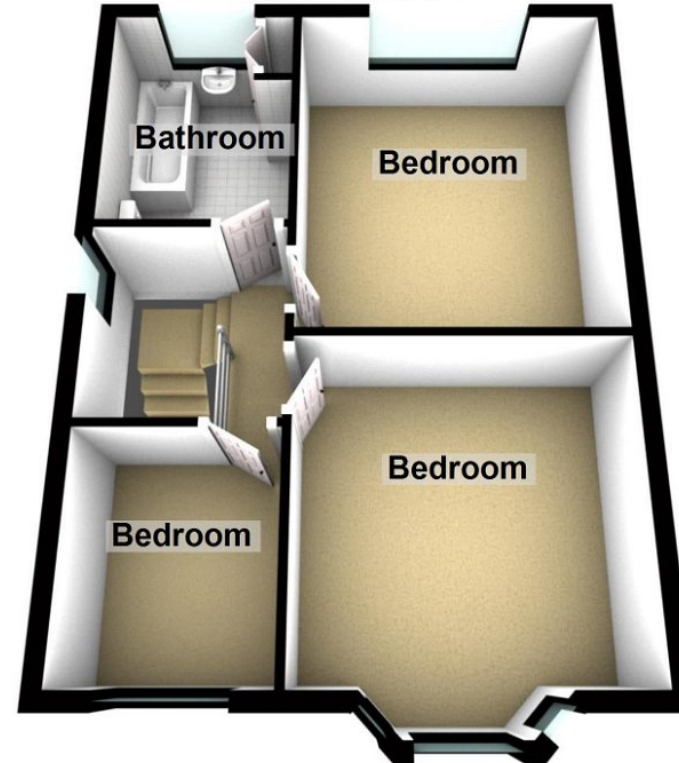
## Ground Floor

Approx. 559.2 sq. feet



## First Floor

Approx. 484.0 sq. feet



Total area: approx. 1043.3 sq. feet

### Chadderton Office

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