



3 Coleridge Road, Sholver, Oldham

Guide Price £130,000



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ATTENTION BUY TO LET INVESTORS Offered for sale with a long term sitting tenant is this spacious three bedroom mid town house. The current tenant has been in the property for 17 years and pays £725 per calendar month. The property is for sale by Modern Method of Auction with a starting bid of £130,000 plus reservation fee. The tenant has kept the property immaculate and it has been meticulously improved and maintained by them. Internally the living space comprises entrance porch, open plan lounge through to dining area and kitchen to the ground floor whilst to the first floor there are three good size bedrooms and a family bathroom. Externally there is a low maintenance garden to the front with artificial grass and a paved garden to the rear. The property also benefits from GCH and double glazing. This is the perfect property for buy to let investors to add to their portfolio.





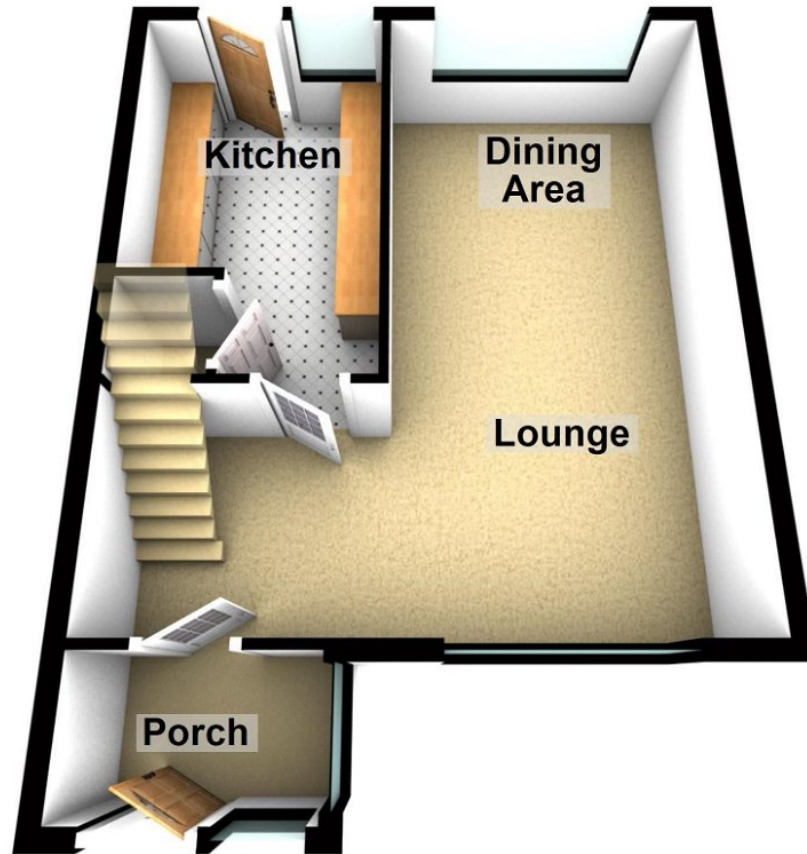
Auction Comments

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.

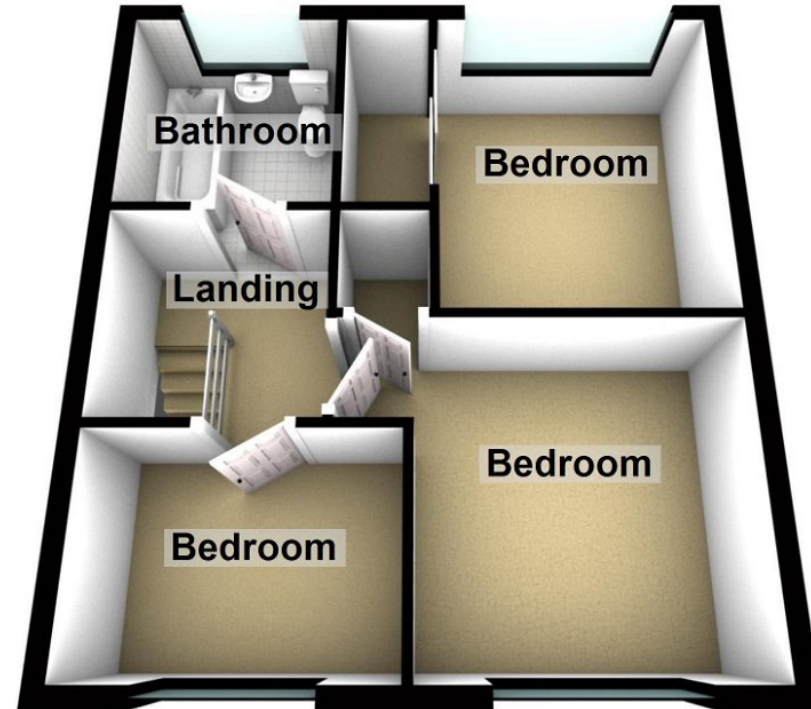




Ground Floor



First Floor



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