



22 Holly Grove, Lees

Start Bids £175,000



ALL. TOGETHER. BETTER.

www.kirkham-property.co.uk

22 Holly Grove, Lees

ATTENTION LANDLORDS/INVESTORS. Offered for sale with a long term sitting tenant is this extended three bedroom mid town house. Situated in a quiet location the current tenant has been here for over 20 years and currently pays £782 per calendar month and has kept the property in great condition. Internally the living space comprises to the ground floor, hallway, open plan lounge/dining and extended kitchen diner to the ground floor whilst off the first floor landing there are three bedrooms and a family bathroom. Externally the property has a lawned garden to the front with mature borders and to the rear an enclosed low maintenance paved garden. The property also benefits from double glazing and GCH.





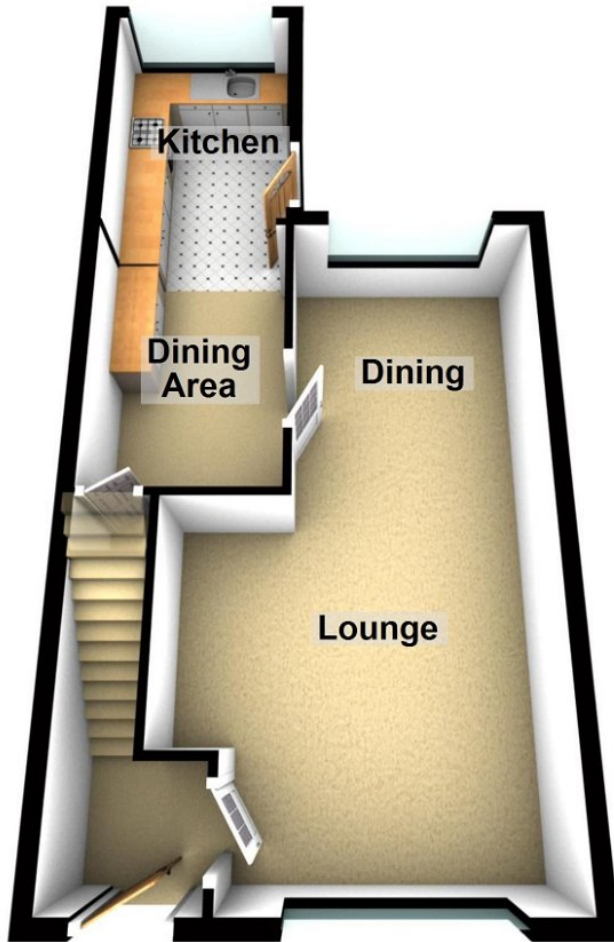
Auction Comments

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.

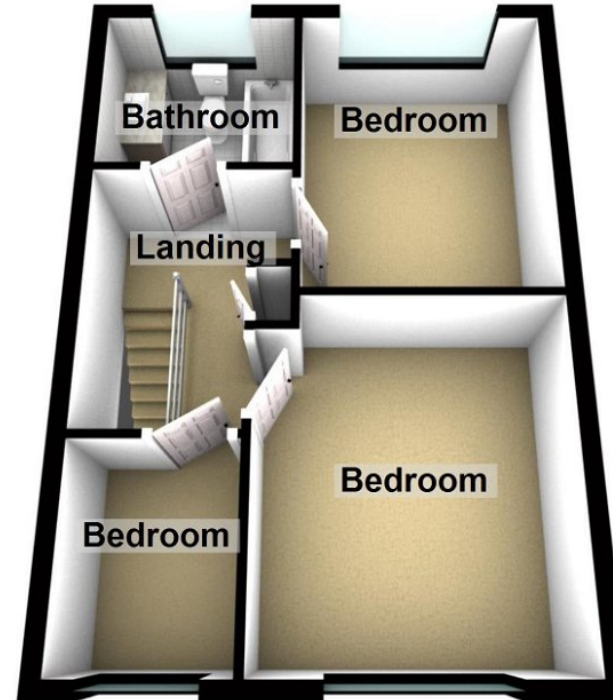




Ground Floor



First Floor



Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk

t: 0161 626 5688