



53 Shaw Road, Royton

Start Bids £105,000



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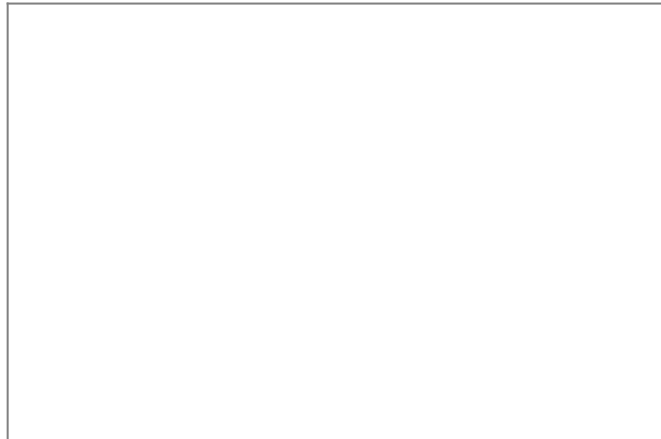
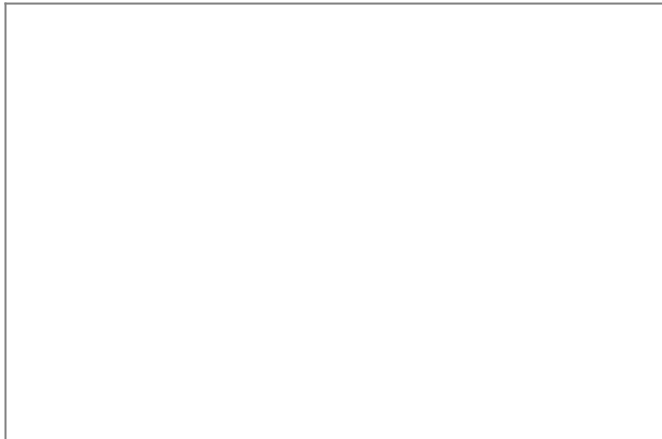
****INVESTORS ONLY**** Offered for sale with a sitting tenant is this two bedroom end terraced property situated close to the heart of Royton centre. An ideal property for the buy to let landlord looking to add to their portfolio, the current tenant has been in the property for 16 years and pays £550 per calendar month. Offered for sale by Modern Method of Auction with a starting bid of £105,000 plus reservation fee. Internally the living space comprises of lounge and dining kitchen to the ground floor whilst to the first floor there are two good size bedrooms and a family bathroom. Externally there is a small low maintenance garden to the rear. The property also benefits from GCH and double glazing.

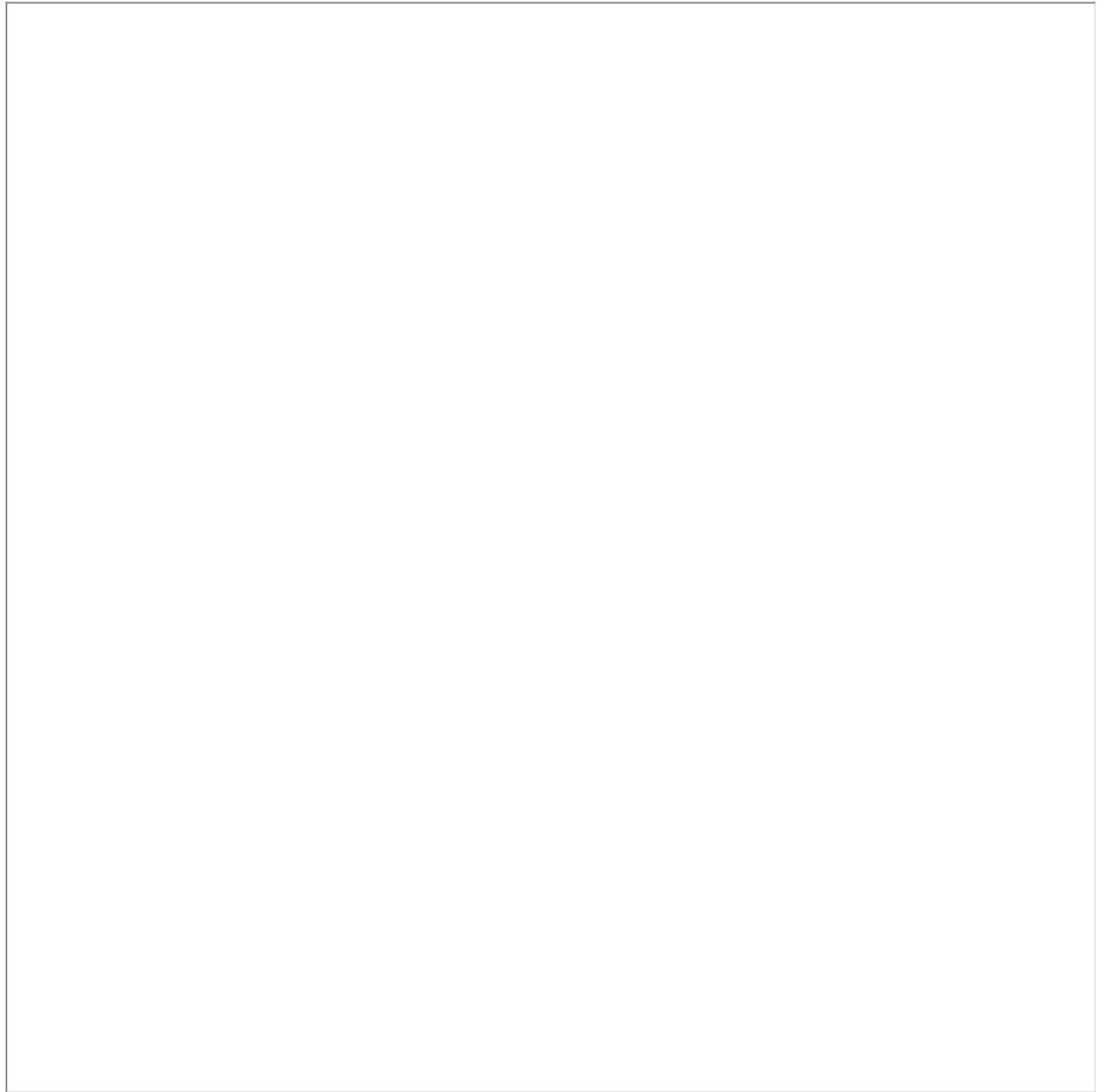




Auction Comments

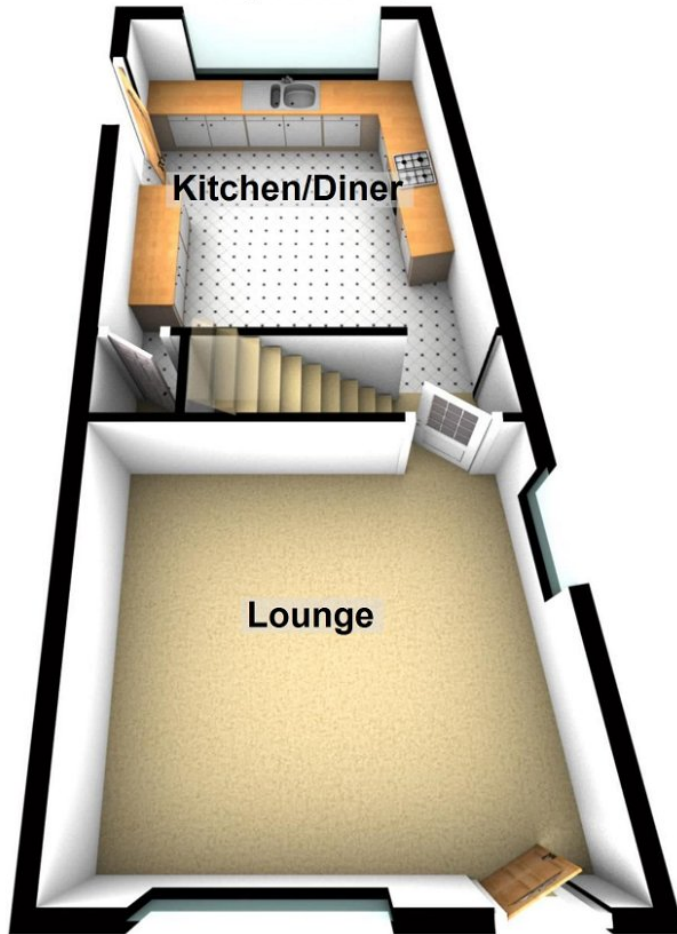
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender 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.





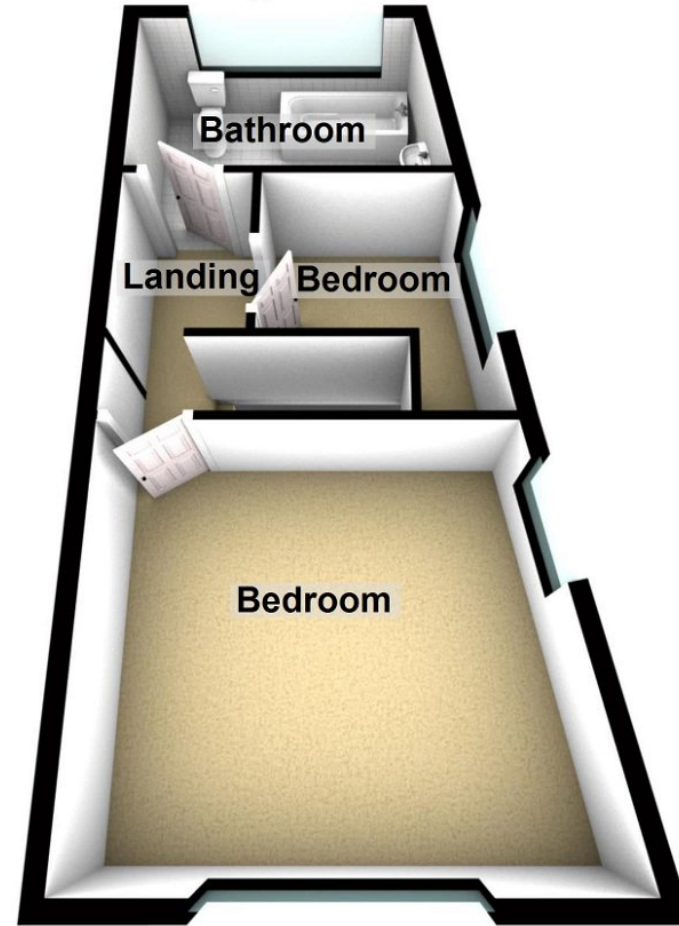
Ground Floor

Approx. 431.2 sq. feet



First Floor

Approx. 423.5 sq. feet



Total area: approx. 854.6 sq. feet

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