



5 Dawn Street, Shaw

Guide Price £110,000



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## 5 Dawn Street, Shaw

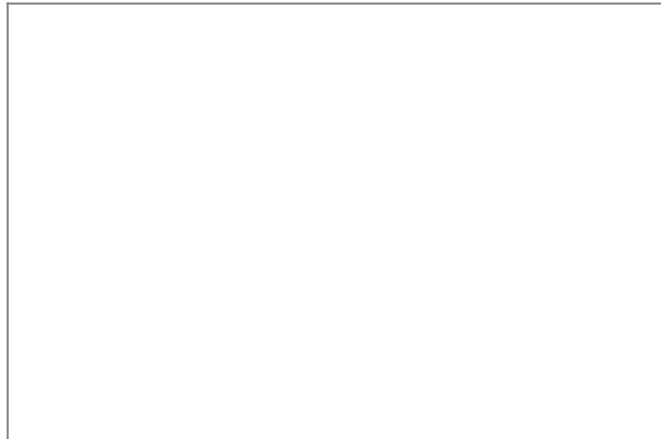
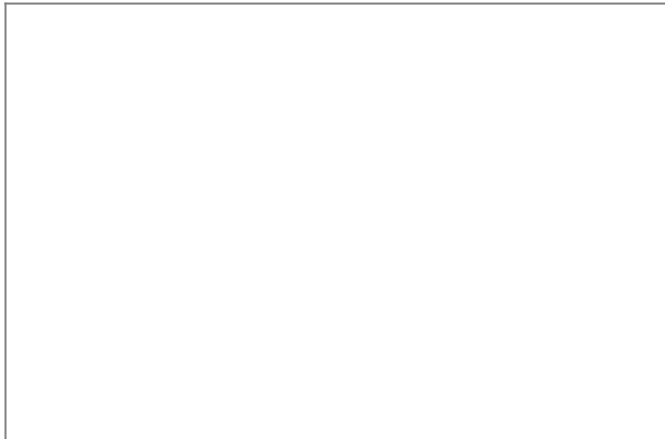
**\*\*Buy To Let Investors Only\*\*** - Offered for sale with a sitting tenant is this three bedroom end terrace in a row of only three terraced houses. Situated in the heart of Shaw within walking distance of local amenities and transport links. The property is for sale by Modern Method of Auction with a starting bid of £110,000 plus reservation fee. The current tenant has been in the property for approximately three years and currently pays £675 per calendar month. The living space comprises of entrance vestibule, lounge and dining kitchen to the ground floor whilst to the first floor there are three bedrooms and a bathroom. Externally there is a small forecourt garden and to the rear an enclosed yard. The property also benefits from Gas Central heating and double glazing.

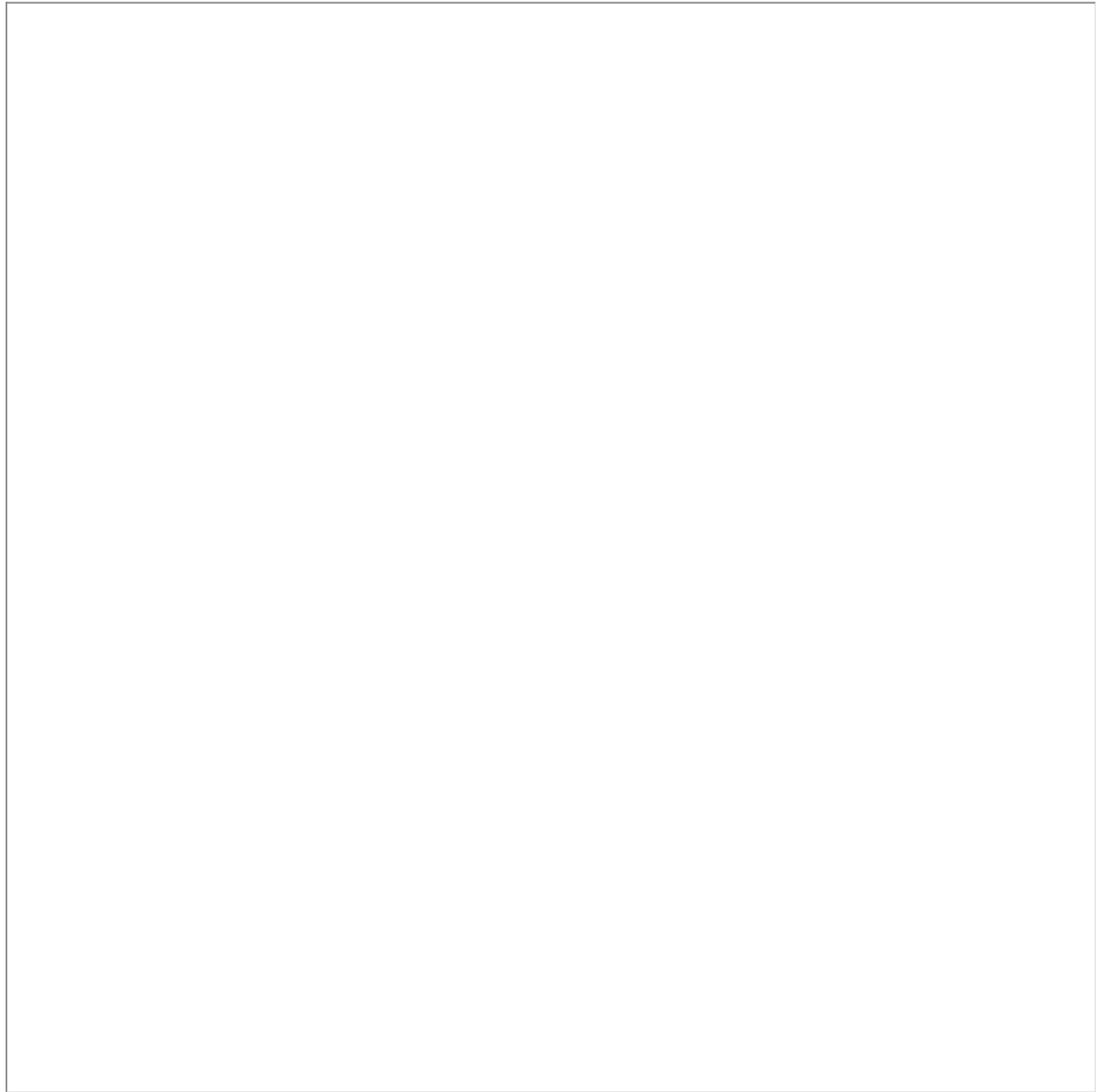




## Auction Comments

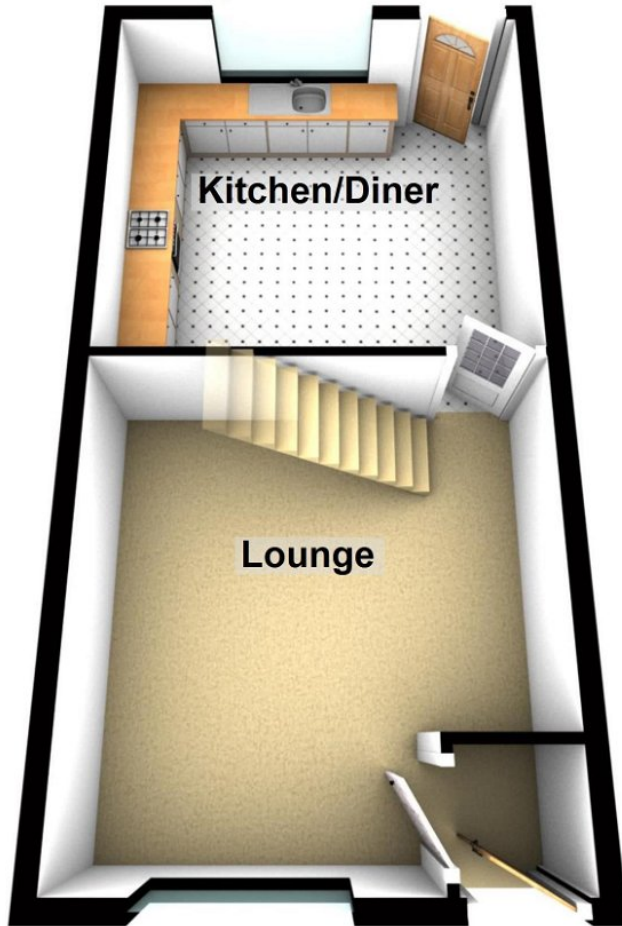
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender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





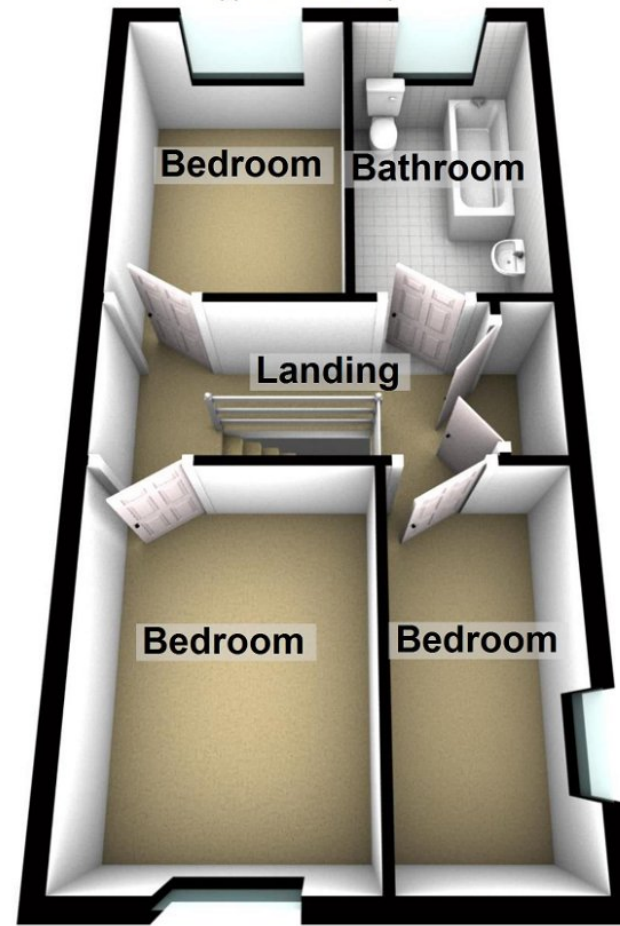
### Ground Floor

Approx. 414.7 sq. feet



### First Floor

Approx. 409.8 sq. feet



Total area: approx. 824.5 sq. feet

#### Chadderton Office

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