



434 Rochdale Road, Royton

Start Bids £100,000



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434 Rochdale Road, Royton

Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion the property is for sale by Modern Method of Auction with a starting bid of £100,000 plus reservation fee.

Accommodation comprising: Entrance hallway, lounge, living/dining room, kitchen and a cellar/basement. To the first floor are two good size bedrooms and a bathroom. On Road Parking.

The property is in need of a full refurbishment. Located in a popular spot close to Tandle Hill Country Park and Royton center.

Offered with NO CHAIN. Perfect for investors or somebody who wants a blank canvas to create their masterpiece. Contact us today to arrange a viewing.

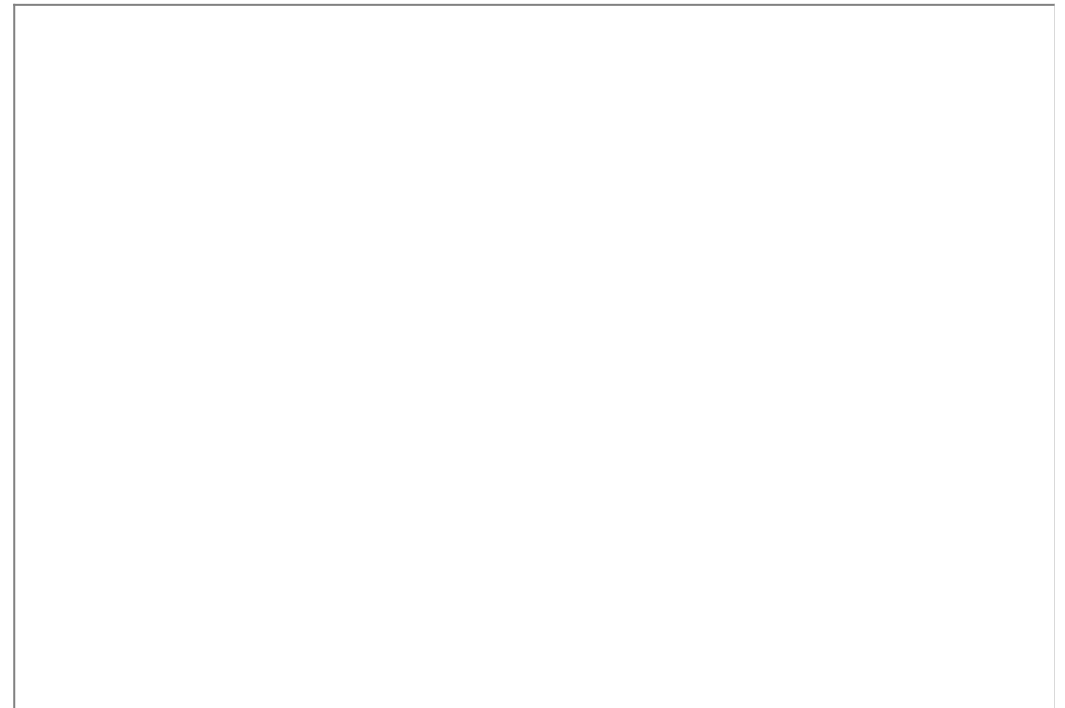


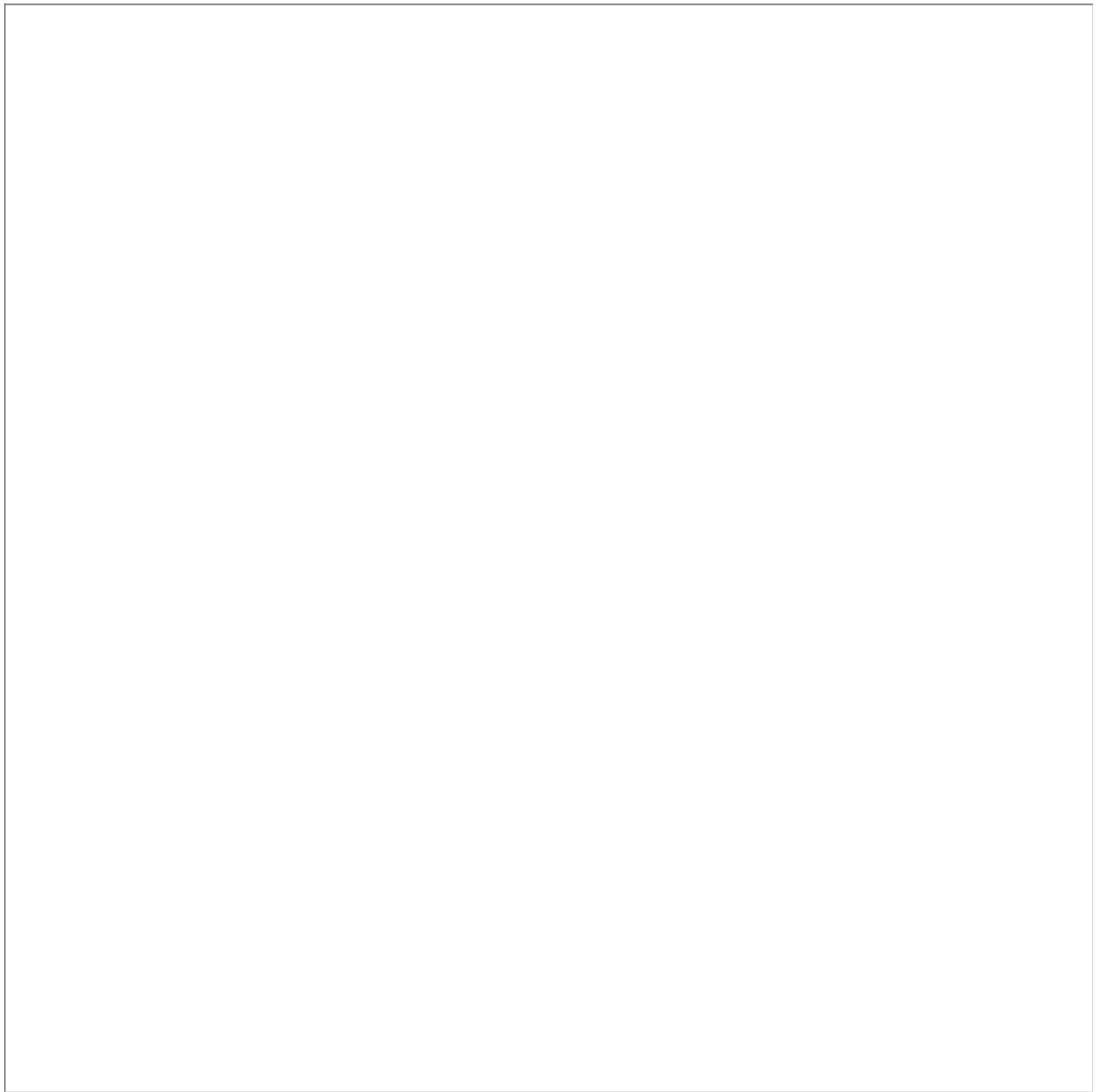


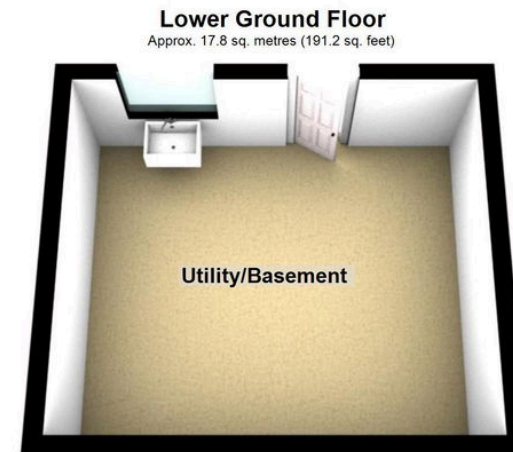
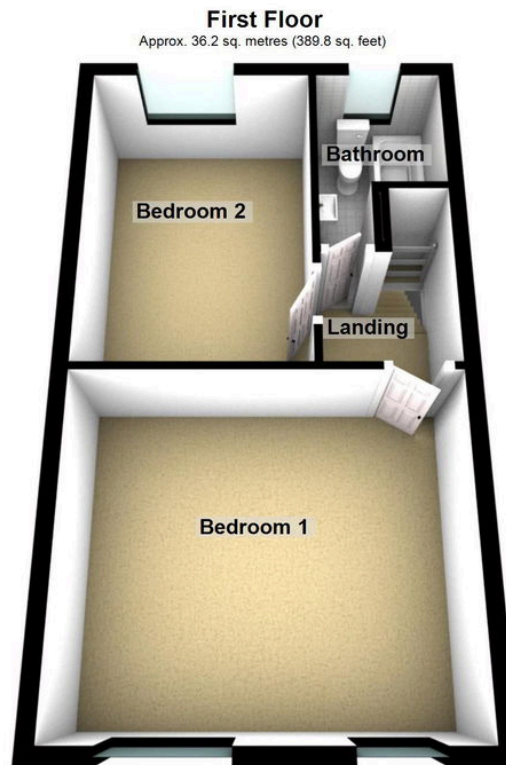
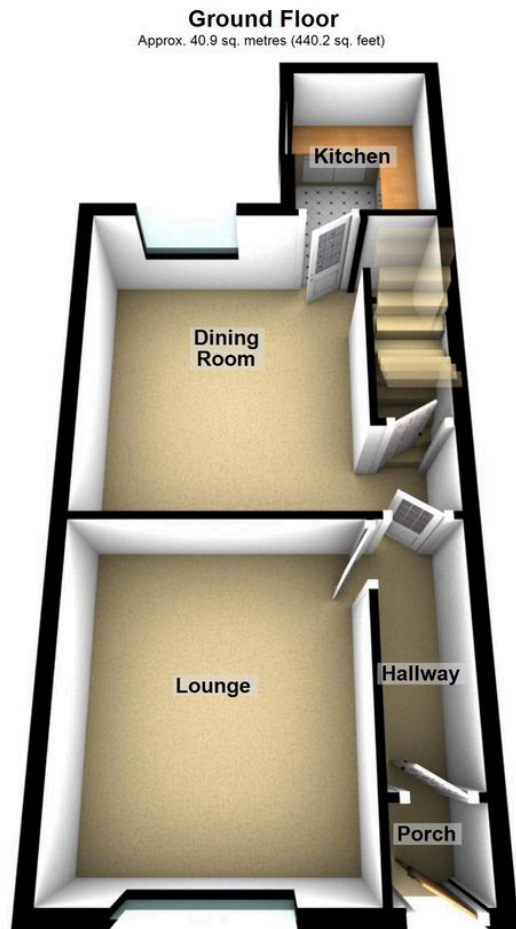
Auctioneers Comments

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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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 £960 inc. VAT. These services are optional.









Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

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