



113 Huddersfield Road, Diggle

Guide Price £180,000



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Situated in the popular Diggle village area of Saddleworth is this good size two bedroom mid terrace property. Offered for sale with NO CHAIN therefore VACANT POSSESSION the property is for sale by Modern Method of Auction with a starting bid of £180,000 plus reservation fee. Although in need of modernisation it offers excellent potential to put your own stamp on it and make it home. Situated within walking distance of local amenities and good primary and high schools the location will please an array of buyers. Internally the spacious accommodation comprises, to the ground floor, entrance vestibule, lounge, kitchen/diner and wc, whilst to the first floor there are two double bedrooms and a shower room. An additional staircase has been added offering the potential to convert the large loft space to an additional bedroom. Externally the property has a forecourt garden and benefits from parking to the rear with two useful stone built storage outbuildings.



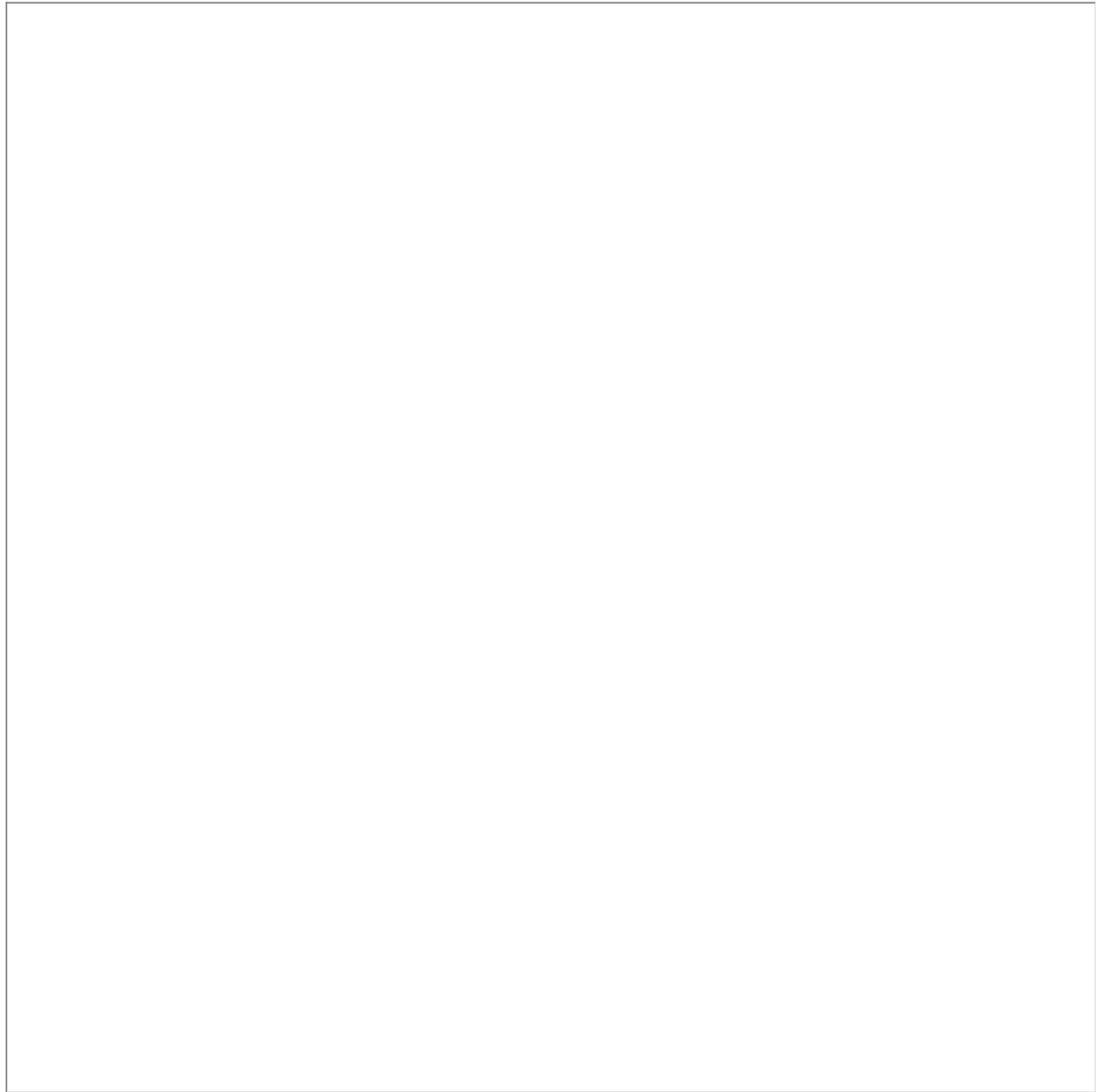


Auctioneers Comments

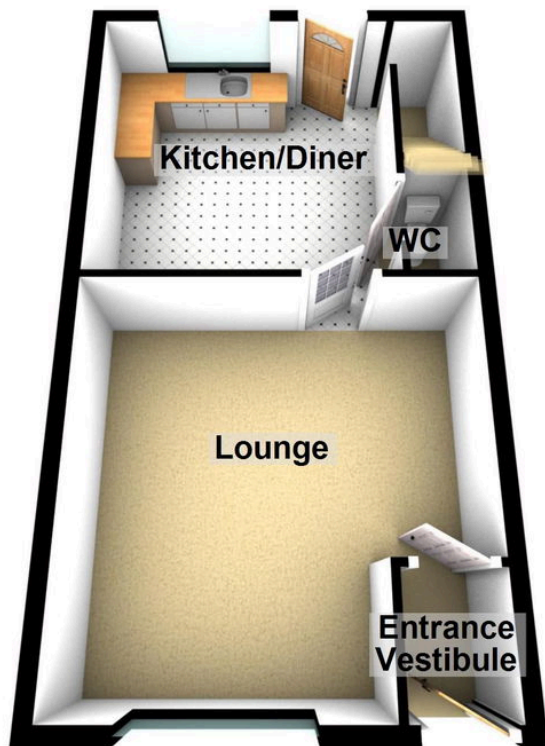
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender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



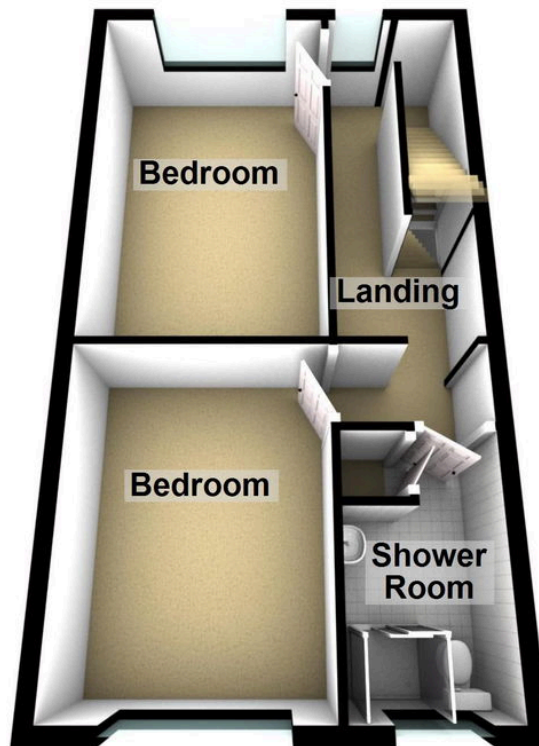




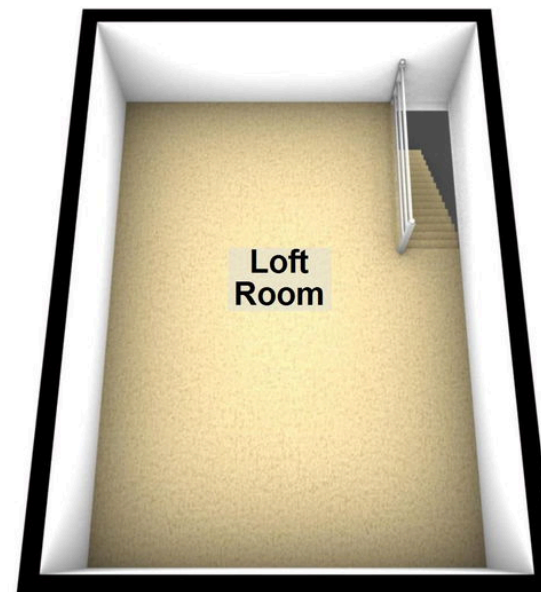
Ground Floor



First Floor



Second Floor



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