



277b Burnley Lane, Chadderton, OL9

Guide Price £230,000



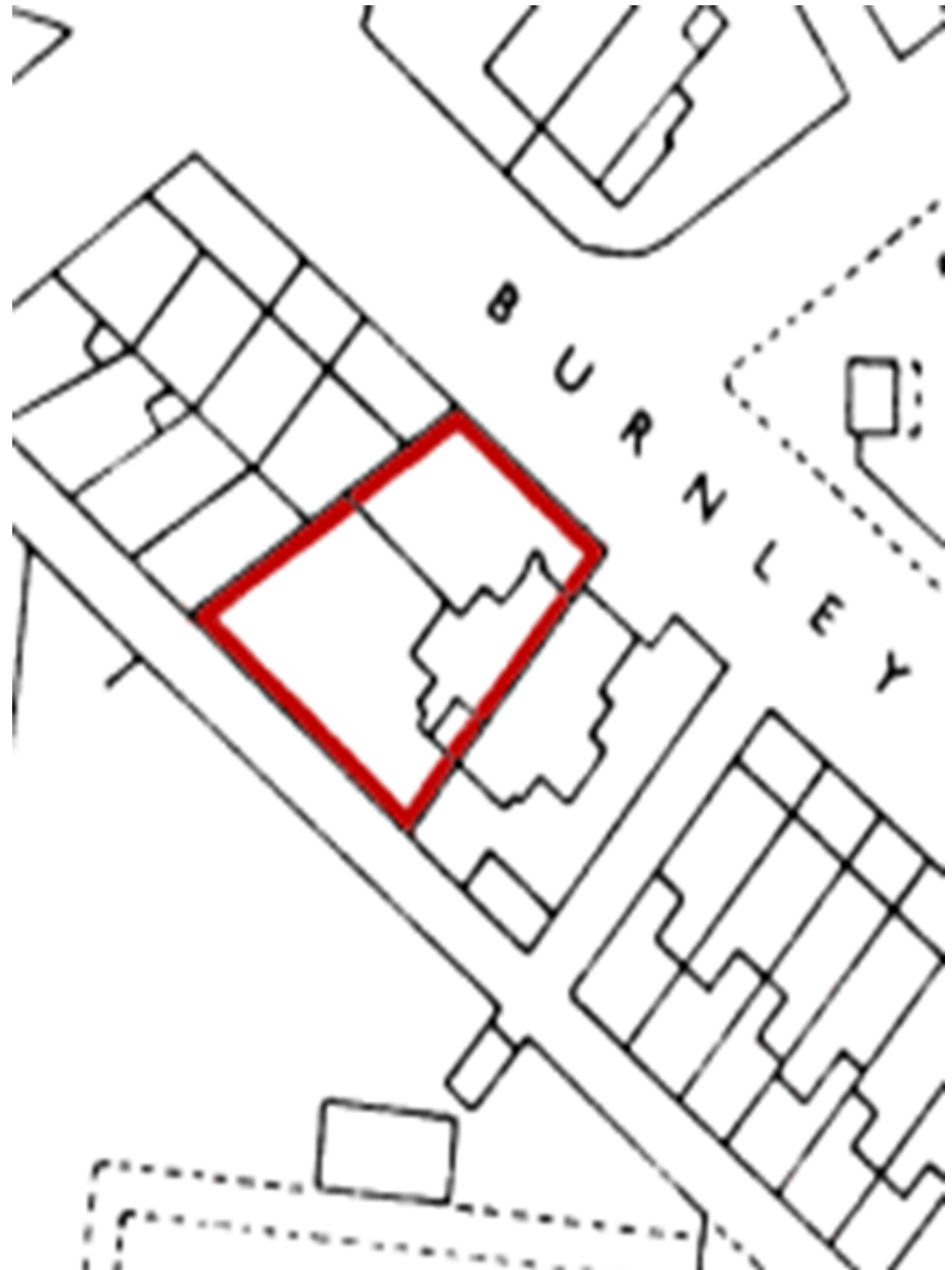
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## 277b Burnley Lane, Chadderton, OL9

A rare opportunity to purchase a unique three bedroom three reception room semi detached property on a large plot of land with the potential to extend or even build another dwelling (subject to planning permission). For sale by Modern Method of Auction with a starting bid of £230,000 plus reservation fee. Internally the accommodation comprises entrance porch, hallway, lounge, sitting room, dining area and kitchen to the ground floor, whilst to the first floor there are three bedrooms and a family bathroom. Externally the property sits on a large corner plot. Viewing comes highly recommended to appreciate the opportunity on offer.





## Auctioneers Comments

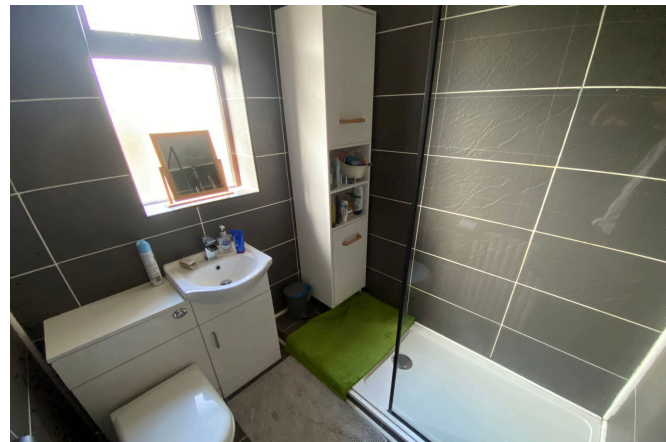
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender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



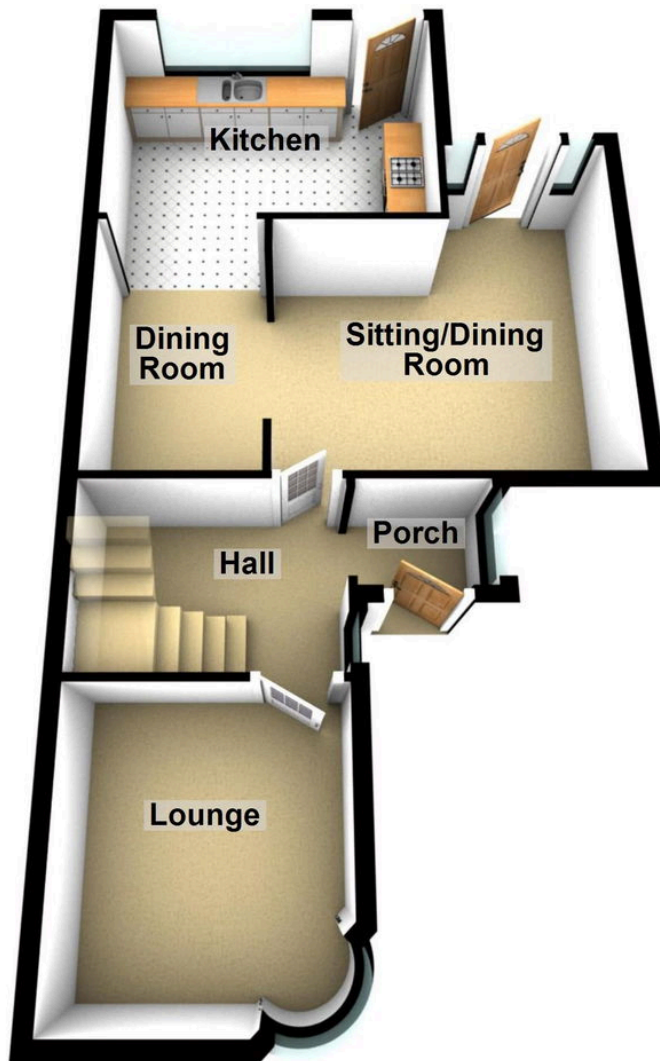




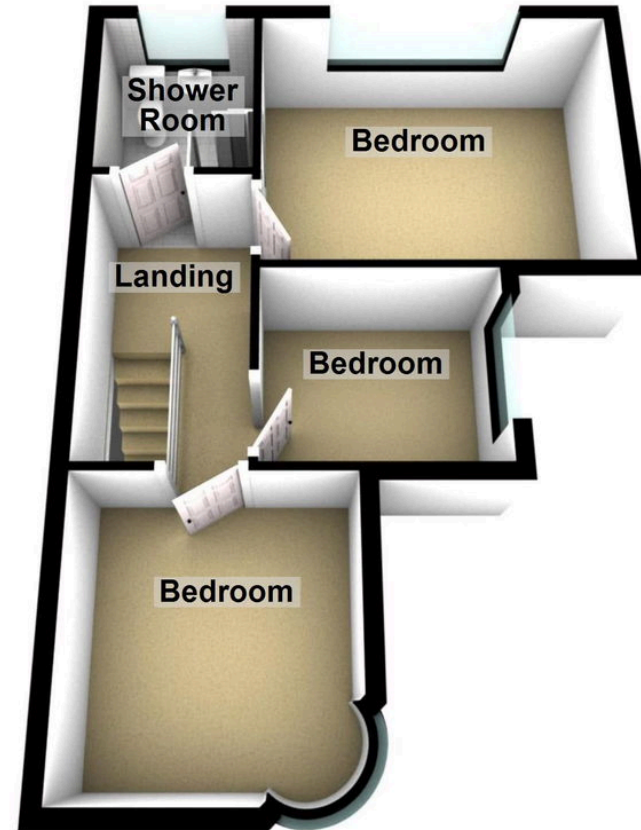




**Ground Floor**



**First Floor**



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