



645 Rochdale Road, Royton, OL2

Start Bids £210,000



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645 Rochdale Road, Royton, OL2

NO CHAIN. Offered for sale by Modern method of Auction at start bids of £210,000 is this spacious & traditional style, three bedroom semi detached family home located close to Tandle Hill Country Park. Local shops and amenities also within easy reach. Offering further potential the accommodation comprises: Entrance porch, hallway, lounge, dining room and a kitchen. To the first floor are three bedrooms and a family bathroom. Externally there is a west facing rear garden. Local motorway networks and Metro station within easy reach. Call us today to arrange a viewing.

NOTE ON UNDERPINNING

Following the severe drought nationally in 1975 this property, together with many others was affected by some structural settlement due to underlying ground drying out. An insurance claim was made and resulted in underpinning works designed and supervised by The Brian Clancy Partnership, Structural Engineers, and carried out by a specialist firm of contractors in 1986 to rectify this problem. On completion of the works a Certificate of Structural Adequacy was provided by The Brian Clancy Partnership and is available for inspection together with the plans prepared for the contract. As the original certificate was issued in 1986 the vendors have obtained an updated report from an independent Structural Engineer, Anthony Roylance, which confirms the original certificate with the exception of some minor non structural work to the front porch. This report is also available for inspection.





AUCTIONEERS COMMENTS

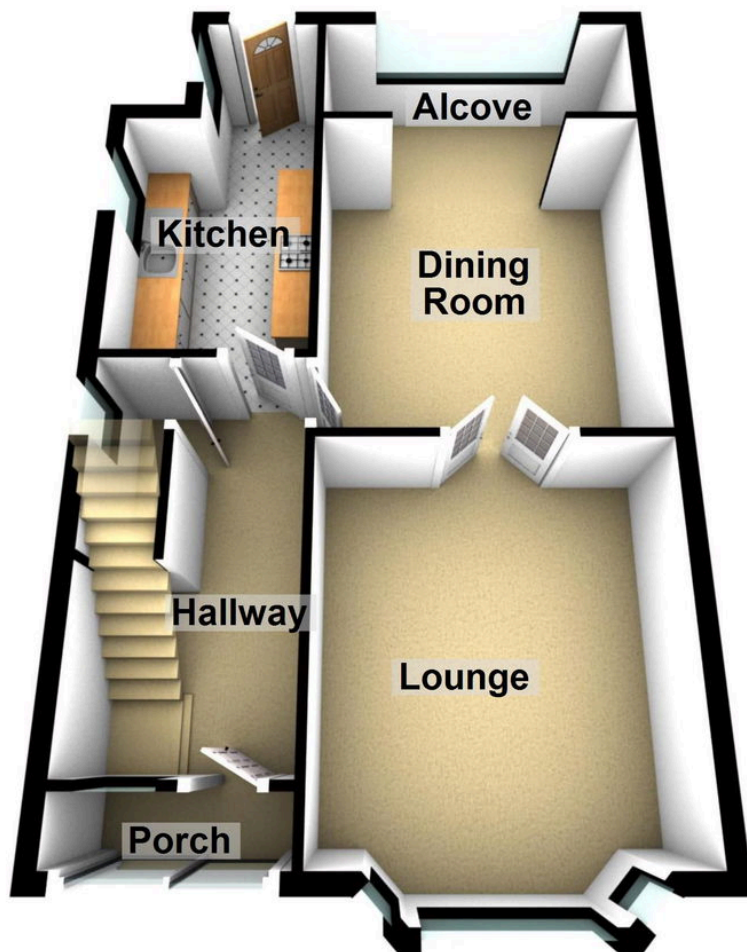
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender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



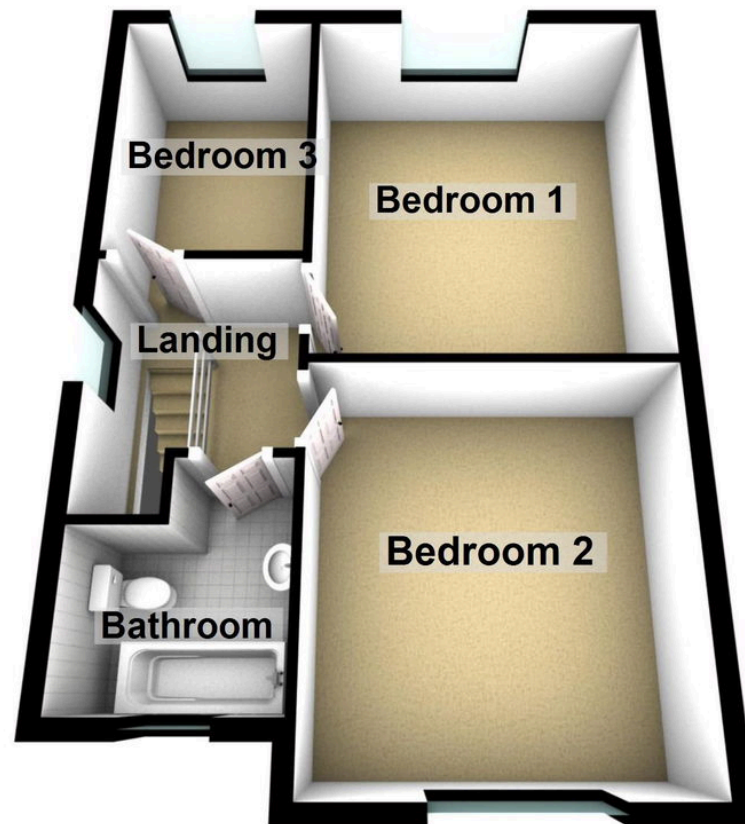




Ground Floor



First Floor



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