



4 Rothwell Street, Royton OL2 5ND

Start Bids £120,000



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## 4 Rothwell Street, Royton OL2 5ND

AUCTION END DATE 15TH JULY. Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this two bedroom, semi-detached property located on a quiet road, yet close to the amenities of Royton Town Centre, transport links and only a short drive to the North West motorway network. Offering excellent potential the property is for sale by Modern Method of Auction with a starting bid of £120,000 plus reservation fee. Internally the spacious accommodation comprises, to the ground floor, entrance vestibule, lounge, dining room and kitchen whilst to the first floor there are two bedrooms and a bathroom plus, there is a good useable loft room. Externally there is a forecourt garden and to the rear a low maintenance garden.







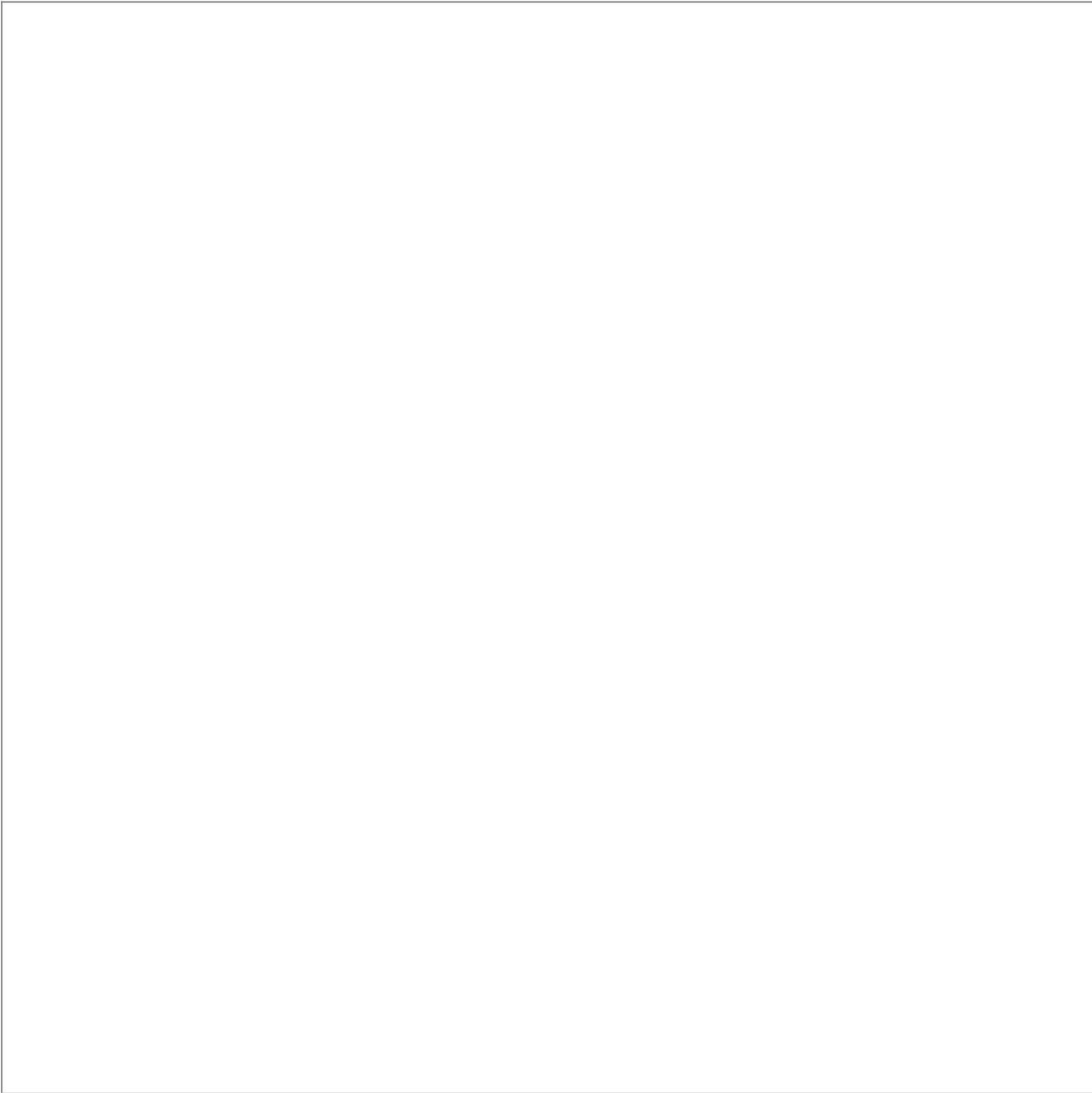
## Auction Comments

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 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.

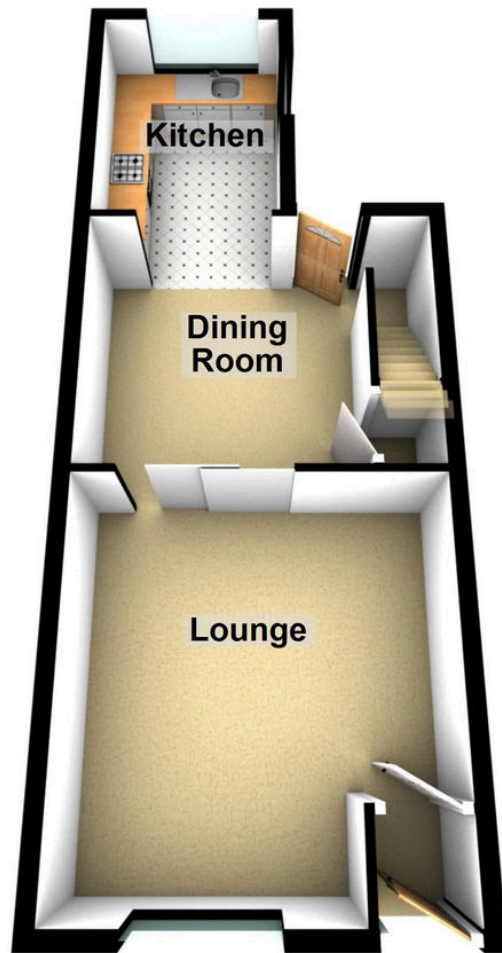




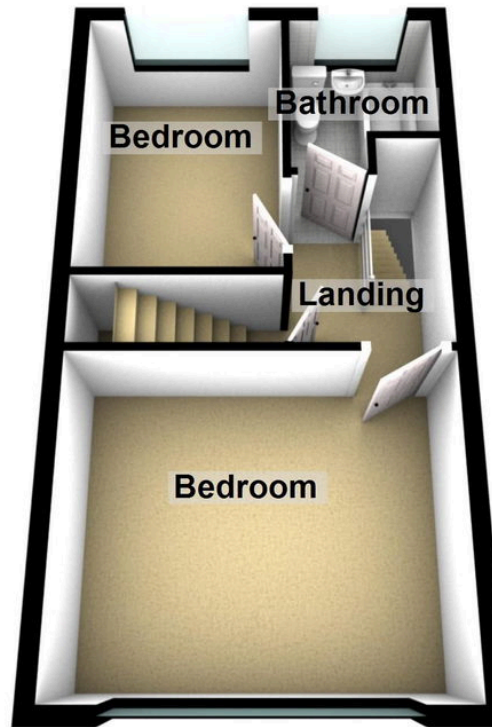




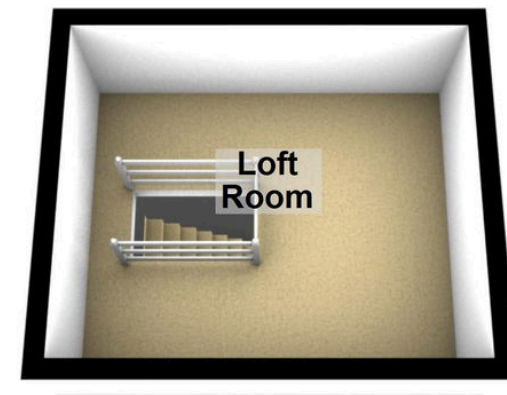
**Ground Floor**



**First Floor**



**Second Floor**



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