



3 Whetstone Hill Lane, Oldham, OL1 4HS

Start Bids £100,000



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### 3 Whetstone Hill Lane, Oldham, OL1 4HS

Tucked away just off Ripponden Road is this two bedroom end terrace ideally suited to the young and growing family. Presented in move in condition having just been renovated, the property is within walking distance of local amenities and transport links. The property is for sale by Modern Method of Auction with a starting bid of £100,000 plus reservation fee. Internally the living space comprises entrance vestibule, lounge and brand new modern kitchen all to the ground floor, whilst to the first floor there are two bedrooms (both having had new carpet along with the stairs and landing) and a brand new bathroom. Externally there is a low maintenance enclosed yard. The property also benefits from having just been decorated throughout, uPVC double glazing and gas central heating with a brand new boiler and radiators. .





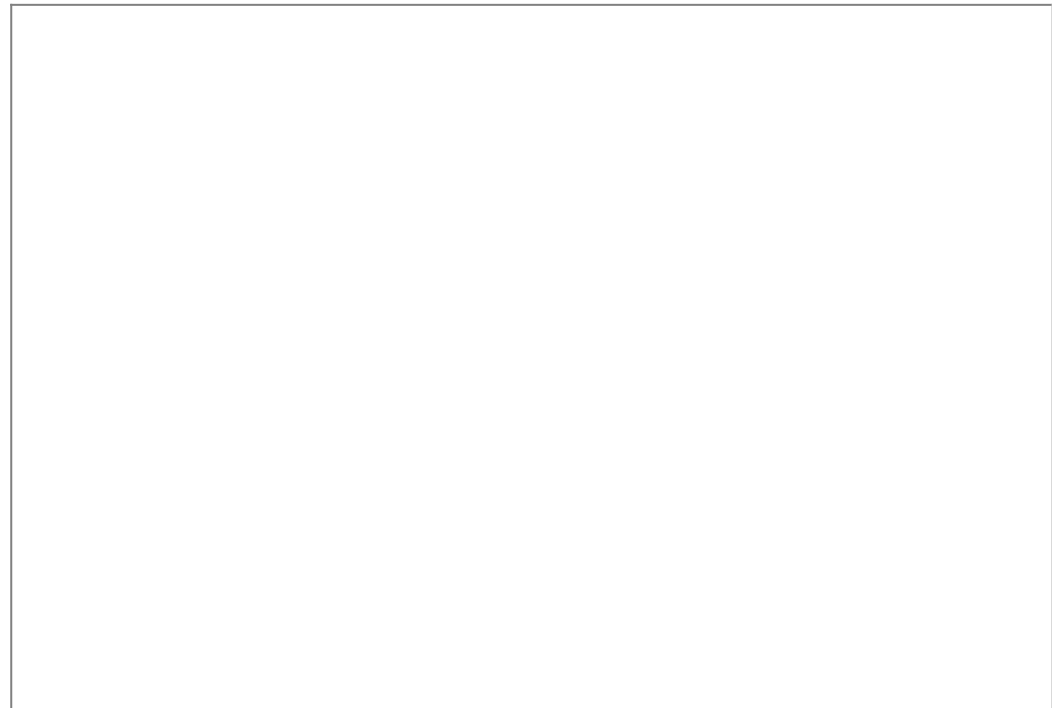


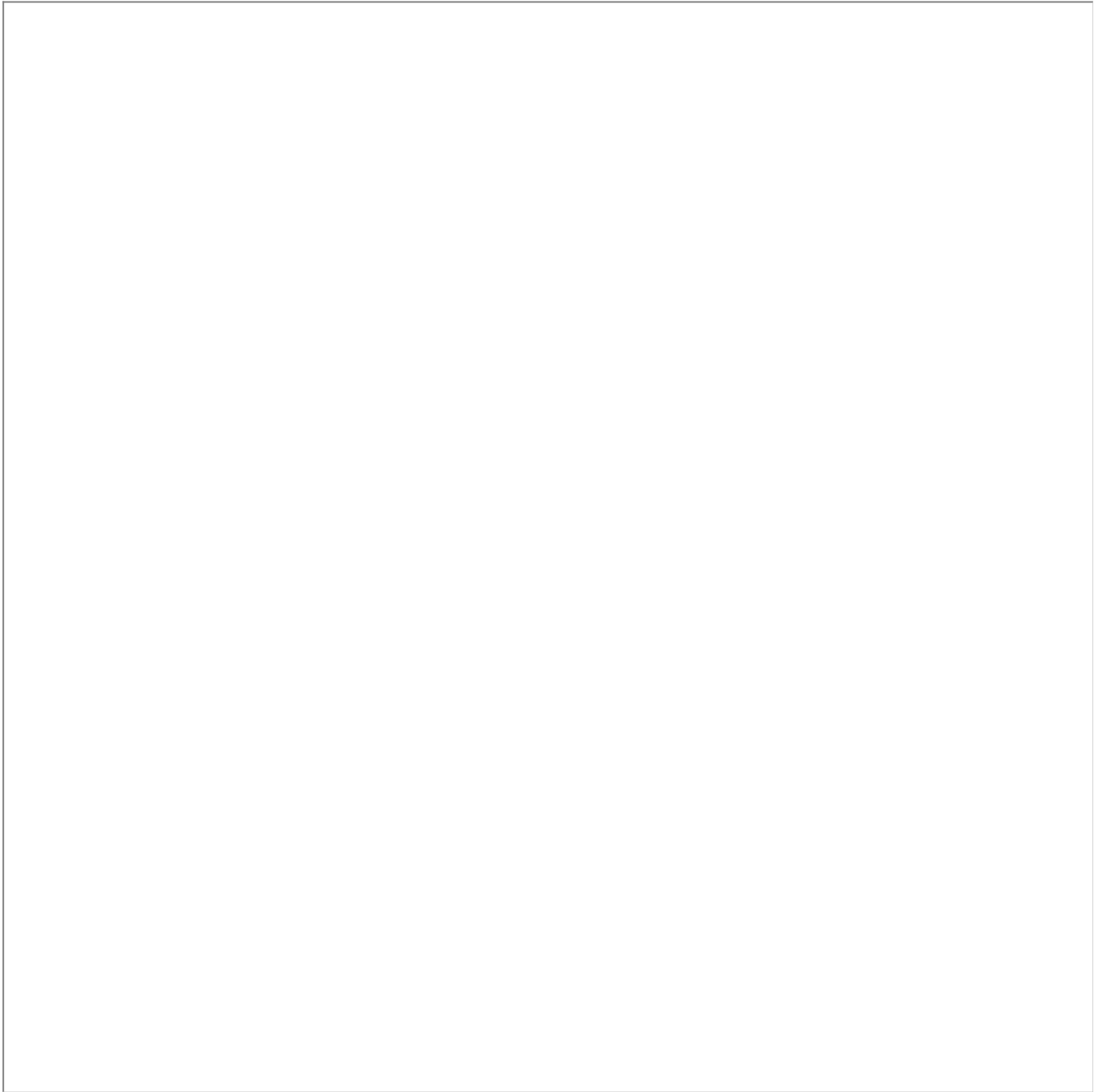
## Auctioneers Comments

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.





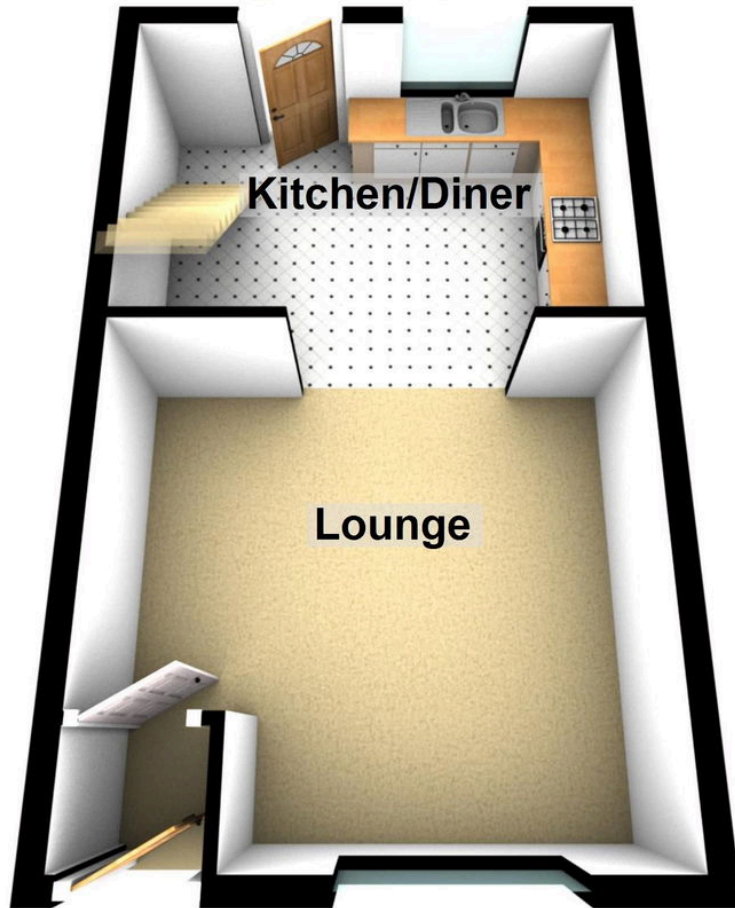






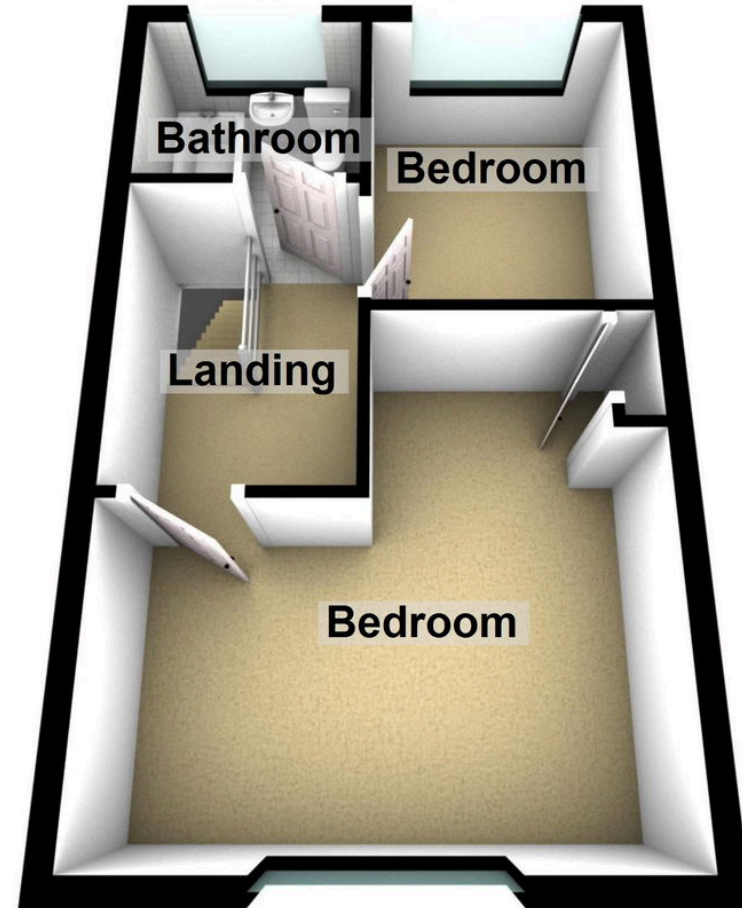
## Ground Floor

Approx. 332.2 sq. feet



## First Floor

Approx. 332.2 sq. feet



Total area: approx. 664.4 sq. feet

### Chadderton Office

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