



78 Stoneleigh Street, Derker, Oldham, OL1 4LD

Start Bids £250,000



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Providing over 2,000 square feet of living space over three floors (plus a cellar) is this large four bedroom Victorian semi detached property located in a desirable area within walking distance of local transport links and amenities. Offering exceptional potential the property will appeal to a plethora of buyers from investors looking to take the property back to its former glory to those looking to make it there forever home. For sale by Modern Method of Auction with a starting bid of £250,000 plus reservation fee. Maintaining many original features throughout the spacious accommodation is set over three floors and comprises entrance hallway, lounge, separate sitting/dining room, WC, kitchen and further dining room. Off the first floor landing there four bedrooms and a family bathroom plus to the second floor there are a further two loft rooms that the current owners use as additional bedrooms. Externally there are gardens to both the front and rear.





Auctioneer 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.









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