



3 SPRING COURT MEWS MARKET STREET HOLLINGWORTH SK14 8PR

** For sale by Modern Method of Auction; Starting Bid Price £180,000 plus Reservation Fee **

One end of only three modern mews style properties, located in the heart of Hollingworth, just around the corner from Longdendale High School and offered for sale with No Onward Chain. Briefly comprising of an entrance hall, front lounge, dining room and fitted kitchen with an oven and hob on the ground floor and upstairs there are three bedrooms and a bathroom with shower. Allocated parking for two cars and a low maintenance rear garden. Energy Rating C

This property is offered for sale through the Modern Method of Auction which is operated by Iam-Sold Limited

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR

Entrance Hallway

Composite front door, central heating radiator, stairs to the first floor and door to:

Lounge

14'5 x 13'2
Pvc double glazed front window, central heating radiator, laminate wood flooring, understairs cupboard, opening through to:

Dining Room

8'11 x 8'0
Pvc double glazed patio doors, central heating radiator, laminate wood flooring and door to:

Kitchen

9'0 x 8'1
A range of fitted kitchen units finished in gloss white and including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel one and a half bowl sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, Glow Worm gas fired central heating boiler and pvc double glazed rear window.

FIRST FLOOR

Landing

Access to the loft space, storage cupboard, laminate wood flooring and doors leading off to:

Bedroom One

13'10 x 9'8
Pvc double glazed front window and central heating radiator.

Bedroom Two

9'9 x 9'8
Pvc double glazed rear window, central heating radiator and laminate wood flooring.

Bedroom Three

7'2 x 6'4
Pvc double glazed front window and central heating radiator.

Bathroom

A white three piece suite including a panelled bath and mixer tap, Redring electric shower over, pedestal wash hand basin and mixer tap, close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

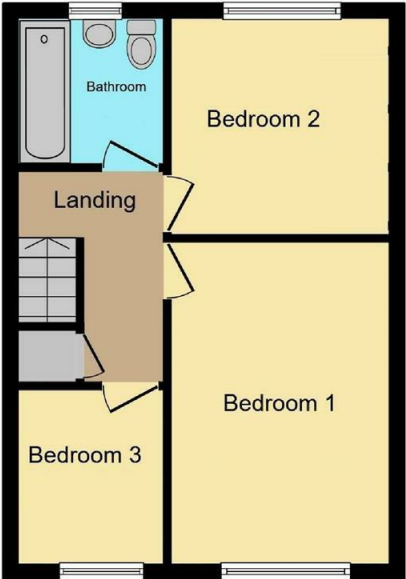
Gardens & Parking

The property has two allocated parking spaces at the front and a rear garden with patio area, raised deck and artificial lawn.

Our ref : Cms./cms/0916/25



Ground Floor



First Floor

Total floor area 76.5 m² (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection/s

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		