



Jordan fishwick

11 Shire Way, Old Glossop, SK13 7QA
Auction Guide £210,000

- The Modern Method of Auction - View, Bid & Buy!
- EPC C & Council Tax C
- Late 1960's Mews Style Property

** For sale by Modern Method of Auction; Starting Bid Price £210,000 plus Reservation Fee **

** SEE OUR VIDEO TOUR ** On the outskirts of sought after Old Glossop, a late 1960's built, three bedroom mid mews home with tremendous potential for updating and improvement. Detached garage, driveway parking and gardens. Comprising: entrance hallway, front living room, dining kitchen and rear porch, three first floor bedrooms and a shower room. Pvc double glazing, gas central heating and No Onward Chain. Great location - Viewing recommended. 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

Pvc double glazed front door, gas and electric meter cupboard, central heating radiator, cloaks cupboard, stairs to the first floor and door to:

Lounge

13'5 (max) 11'6 (min) less chimney breast x 15'4

Pvc double glazed front window, central heating radiator, gas coal effect fire and fireplace, understairs cupboard, opening with glazed sliding doors leading through to:

- Three Bedrooms, Detached Garage & Driveway
- For Sale By Auction - T & C's Apply - Buyers Fees Apply

Dining Kitchen

16'4 x 10'0

Pvc double glazed rear window, central heating radiator, kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric cooker point, work tops with inset one and a half bowl stainless steel sink unit and mixer tap, wall cupboards, pvc double glazed rear door to:

Rear Porch

Pvc double glazed windows and external rear door.

FIRST FLOOR

Landing

Access top the loft space, cupboard housing the Worcester gas fired combination boiler and doors to:

Bedroom One

13'0 x 9'7

Pvc double glazed front window and central heating radiator, built-in wardrobe.

Bedroom Two

10'0 x 9'7

Pvc double glazed rear window and central heating radiator, built-in wardrobe.

Bedroom Three

7'0 x 6'8 (plus door recess)

Pvc double glazed front window and central heating radiator, storage cupboard.

Shower Room

Walk-in shower cubicle with shower screen and Mira electric shower, pedestal wash hand basin and close coupled wc, pvc double glazed rear window and central heating radiator.

OUTSIDE

Detached Garage

16'0 x 8'3 max

Up and over door, personnel door and two garden stores.

Gardens & Parking

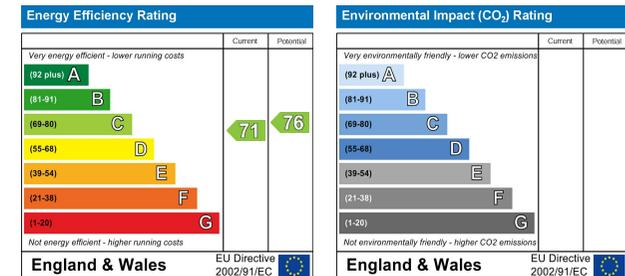
The property has a front garden, a low maintenance rear garden and driveway.

Our ref : Cms/cms/0911/25

Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

- Scope for Further Improvement & Updating
- No Onward Chain



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale



TOTAL FLOOR AREA: 1007 sq ft (93.6 sq m)
When used, always refer to the plans and measurements shown on the drawings of the property. Measurements of floor areas, areas of plot and ground are approximate and do not necessarily include the area of any external areas. The above figures are for information only and do not constitute an offer of a valuation. All figures are approximate and should be used as a guide only. For more information please contact the branch.



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