



46 Victoria Street, Chadderton OL9 0HQ

£135,000



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## 46 Victoria Street, Chadderton OL9 0HQ

Offered for sale by Modern Method of Auction with a starting bid of £135,000 plus reservation fee.

PRICED TO SELL with NO CHAIN therefore VACANT POSSESSION on completion is this two bedroom mid terrace property located within walking distance of local amenities and transport links and only a short distance to well regarded local schools and the North West motorway network. Well presented throughout the living space comprises entrance vestibule, lounge and dining kitchen to the ground floor, whilst off the first floor landing there are two bedrooms (one double with fitted wardrobes and one single) and a family bathroom plus a further useful loft room. Outside you will find a larger than average low maintenance garden.





**Entrance Vestibule** - 1.22m x 1.02m (4'0" x 3'4")

**Lounge** - 4.27m x 4.27m (14'0" max x 14'0" max)

**Kitchen/Diner** - 3.4m x 3.15m (11'2" x 10'4")

**Landing** - 2.03m x 0.71m (6'8" x 2'4")

**Bedroom** - 4.27m x 4.27m (14'0" max x 14'0" max)

**Bedroom** - 2.62m x 3.15m (8'7" max x 10'4" max)

**Bathroom** - 2.21m x 1.65m (7'3" x 5'5")

**Loft Room** - 3.84m x 5.05m (12'7" x 16'7" to eaves)

## Additional Information

**TENURE:** Leasehold - 999 years from 24th March 1866 - Solicitor to confirm details.

**COUNCIL BAND:** A - (£1,635.33) Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

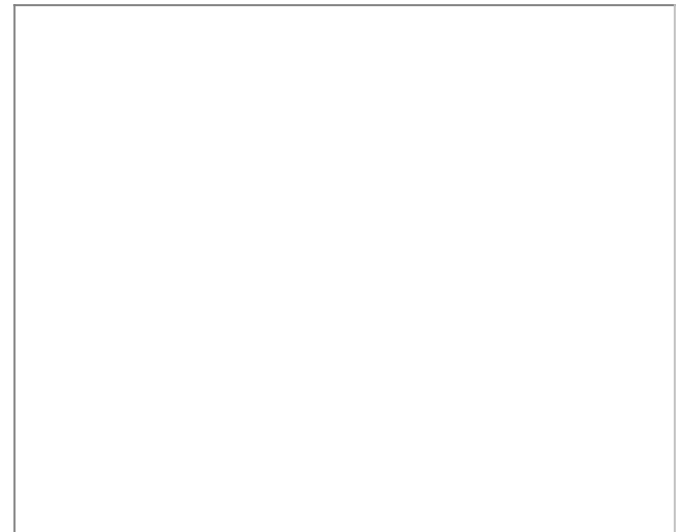
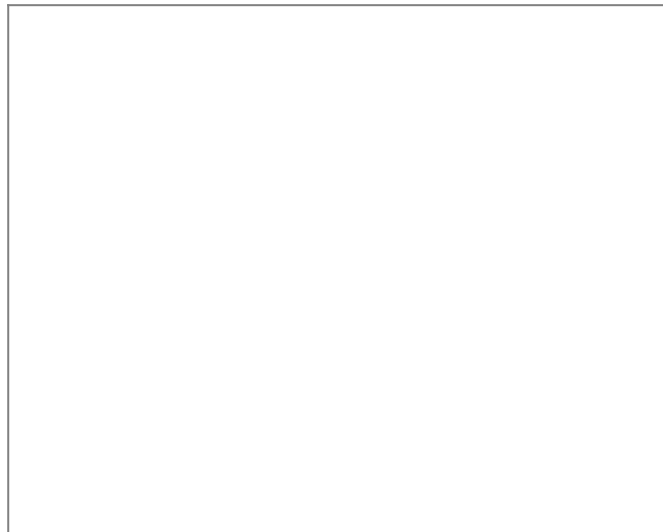
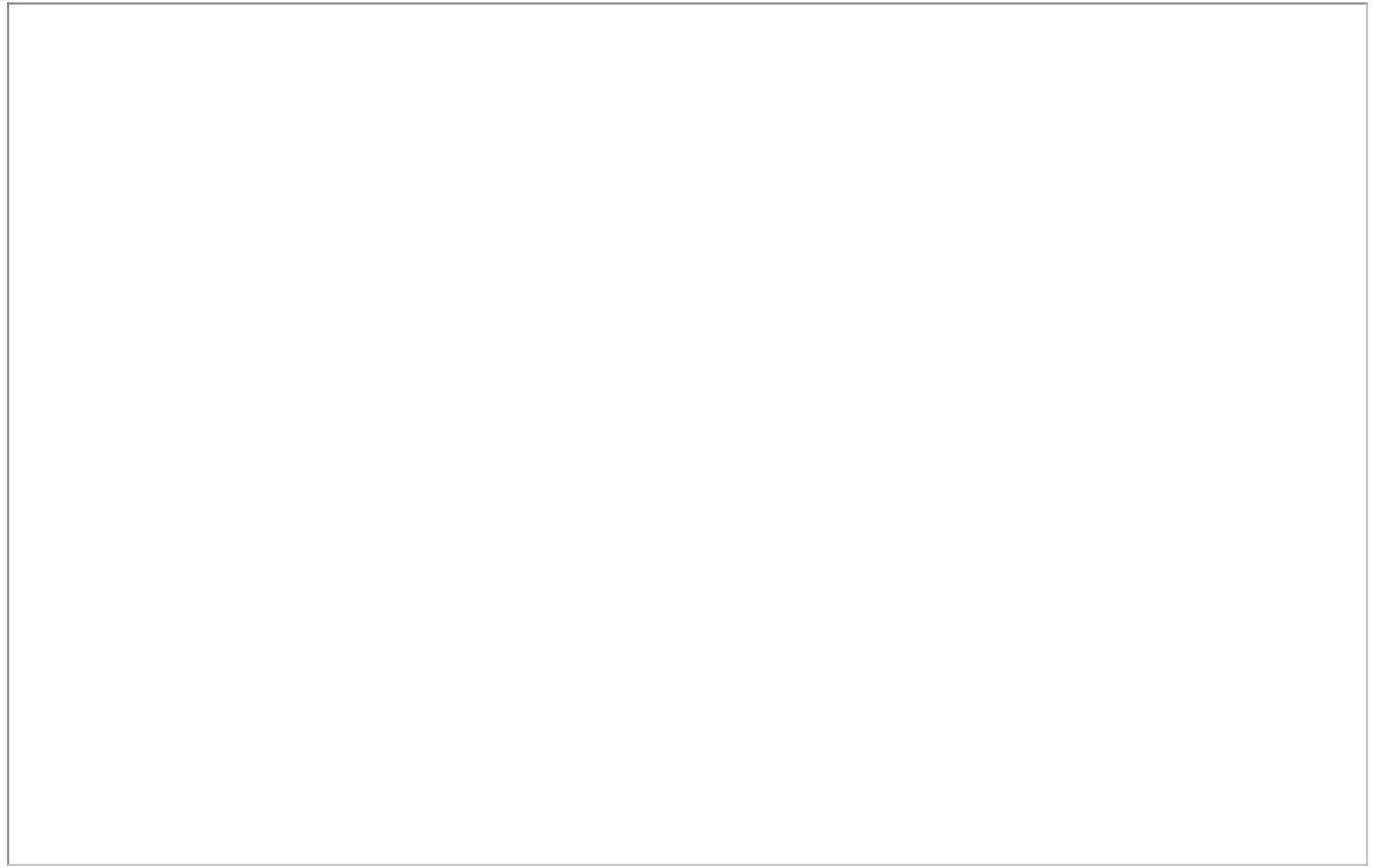
**VIEWING ARRANGEMENTS:** Strictly by appointment with the agents.



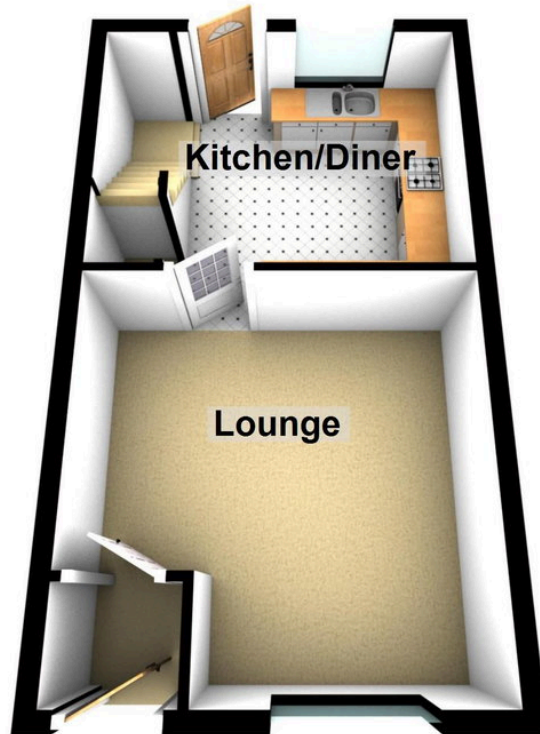
## Auctioneer's Comments

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.

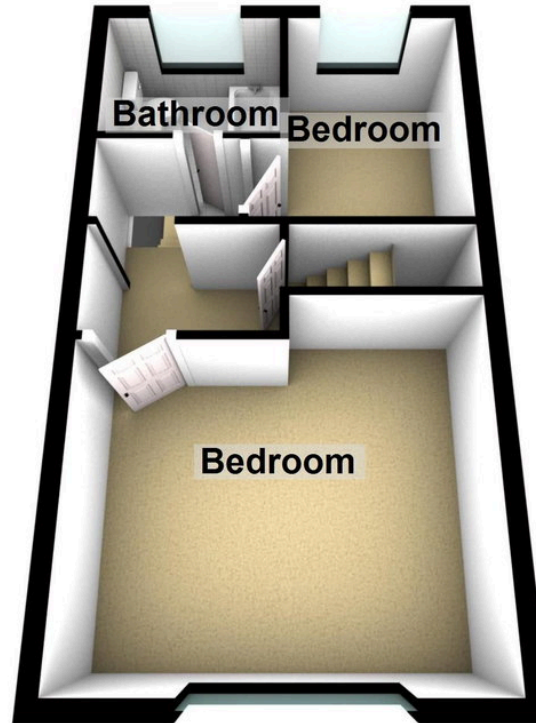




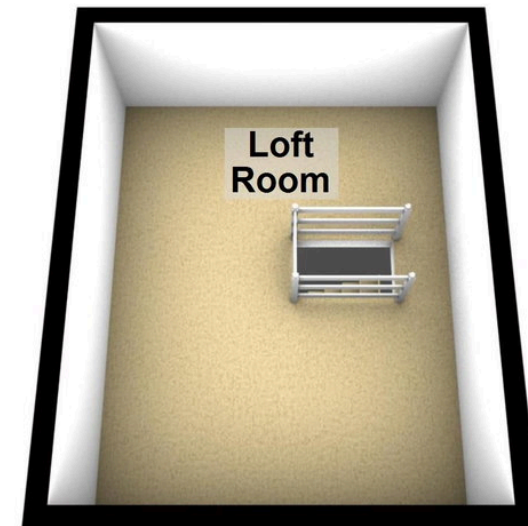
**Ground Floor**



**First Floor**



**Second Floor**



**Chadderton Office**

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

[chadderton@kirkham-property.co.uk](mailto:chadderton@kirkham-property.co.uk)

t: 0161 626 5688