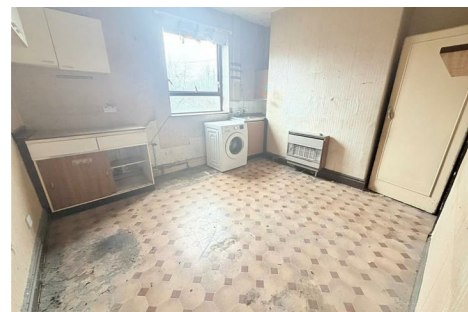


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Minerva Road, Ashton-Under-Lyne, OL6 6UW

Cash buyers only. The property has indications of subsidence. Prospective purchasers should undertake their own investigations and due diligence to satisfy themselves on the condition."

** FOR SALE BY TRADITIONAL METHOD OF AUCTION ** Two bedroom mid terraced property. In need of full refurbishment. Briefly comprises; entrance vestibule, lounge, and kitchen to the ground floor. Two bedrooms and bathroom to the first floor.

This property is situated in a popular location, close to schools, amenities and transport links.

Auction Guide £60,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Minerva Road, Ashton-Under-Lyne, OL6 6UW

- For Sale by Auction – T & C's apply
- Convenient Location
- Two Bedrooms
- Subject to Reserve Price
- In Need of Full Refurbishment
- Buyers fees apply • 10% deposit payable

GROUND FLOOR

Entrance vestibule

Door to front, door to:

Lounge

13' x 13' (3.96m x 3.96m)

Window to front, door to:

Kitchen

13' x 12' (3.96m x 3.66m)

Window to rear, base unit with inset stainless steel sink.

FIRST FLOOR

Bedroom One

13' x 13' (3.96m x 3.96m)

Window to front.

Bedroom Two

7' x 11' (2.13m x 3.35m)

Window to rear.

Bathroom

5' x 8' (1.52m x 2.44m)

Window to rear.

Basement

14' x 13' (4.27m x 3.96m)

Externally

Enclosed yard to rear.

AUCTIONEER COMMENTS

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). 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. 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. 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 £960 inc. VAT. These services are optional.

REFERRAL ARRANGEMENTS

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

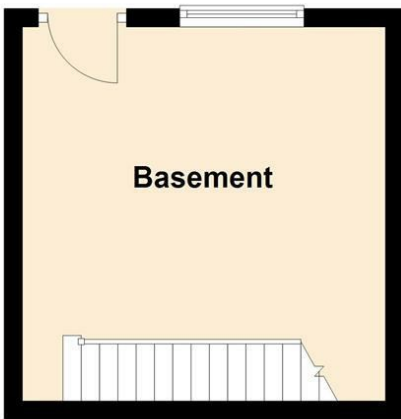


Directions

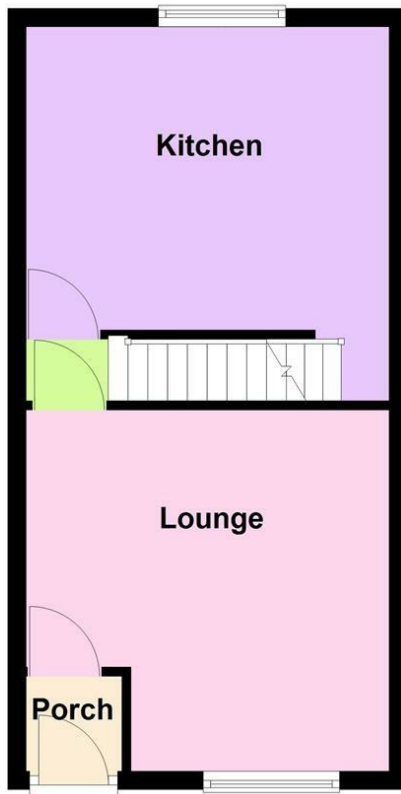


Floor Plan

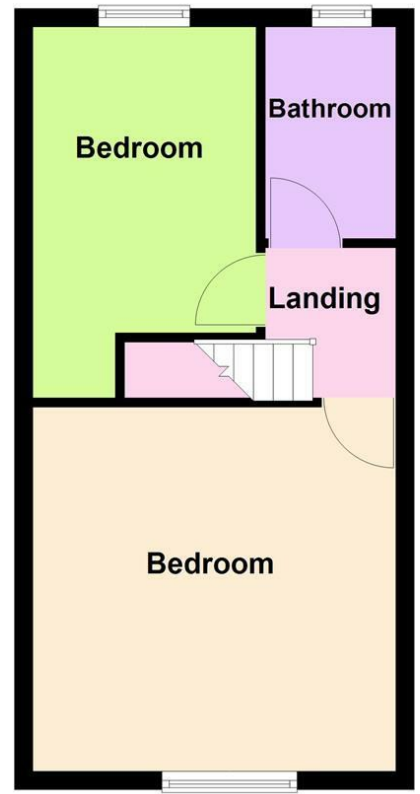
Basement



Ground Floor



First Floor



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