



*Jordan fishwick*

Buxton Road Furness Vale High Peak



# Buxton Road Furness Vale High Peak SK23 7PZ

By Auction £160,000



## The Property

Fantastic opportunity to purchase a stone built two bedroom terraced property in the High Peak. Boasting fine rear views and it's very own enclosed garden. In need of some updating but priced to sell and ideal for first time buyers or those looking for a buy to let investment. Pvc double glazing, gas central heating and comprising: living room, kitchen, two bedrooms and a bathroom. Convenient position for Furness Vale railway station with direct rail link to Manchester Piccadilly.

For Sale by Modern Auction - Starting Bid £160,000

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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to




- For Sale By Modern Auction
- Stone Built Cottage
- Two Bedrooms
- Fine Rear Views
- Convenient For Furness Vale Railway Station
- Private Enclosed Garden
- Perfect First Time Buy or Buy To Let
- Subject to Reserve Price & Reservation Fee

**Postcode** SK23 7PZ

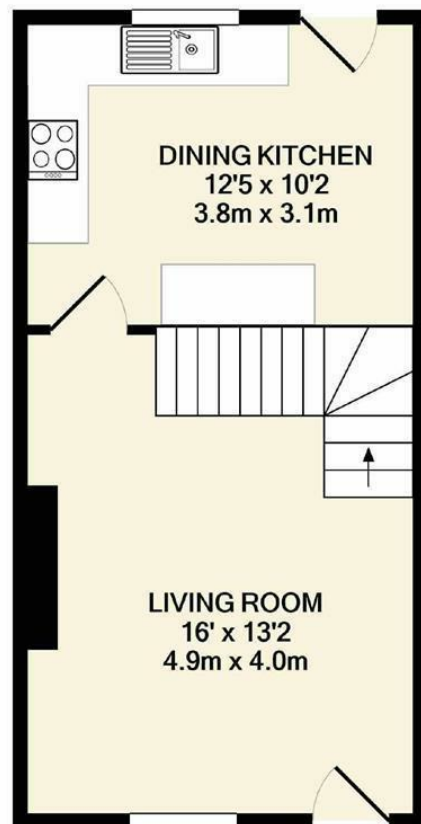
**EPC Rating** D

**Local Authority** High Peak

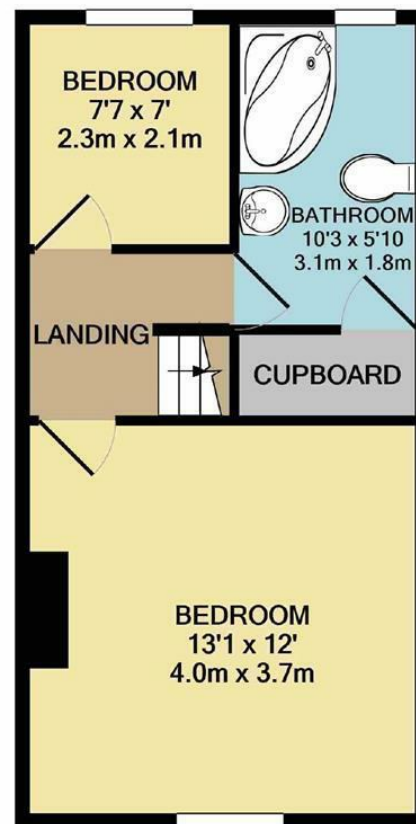
**Council Tax** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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