

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Smallshaw Lane, Ashton-Under-Lyne, OL6 8PN

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

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

**Auction Guide £85,000**

# Smallshaw Lane, Ashton-Under-Lyne, OL6 8PN

- One bedroom terraced property
- Excellent commuter links nearby
- Good sized rear garden
- For sale by auction – T & C's apply
- Close to local amenities
- Subject to reserve price

## Vestibule

uPVC front door, door leading to:

## Reception room

12' x 16' (3.66m x 4.88m )

uPVC double glazed window, gas

central heating radiator, door leading to

kitchen, stairs leading to first floor.

## Kitchen

7' x 9' (2.13m x 2.74m )

uPVC double glazed window, a range of wall mounted base units, gas hob, stainless steel sink with mixer tap, tiled, door leading to storm porch.

## Storm porch

4' x 9' (1.22m x 2.74m )

uPVC double glazed window, uPVC door leading to rear garden.

## Landing

Doors leading to:

## Bedroom

12' x 12' (3.66m x 3.66m )

uPVC double glazed window, storage cupboard.

## Bathroom

7' x 9' (2.13m x 2.74m )

uPVC double glazed window, walk in shower unit, low level WC, wash hand basin, part tiled.

## Externally

Paved rear garden.

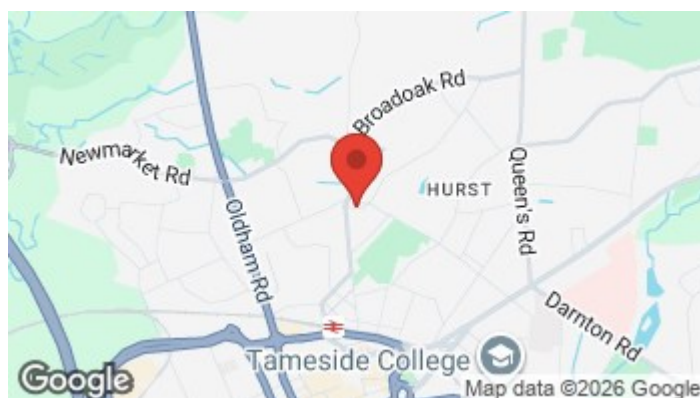
## AUCTIONEER COMMENTS

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.

## 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.

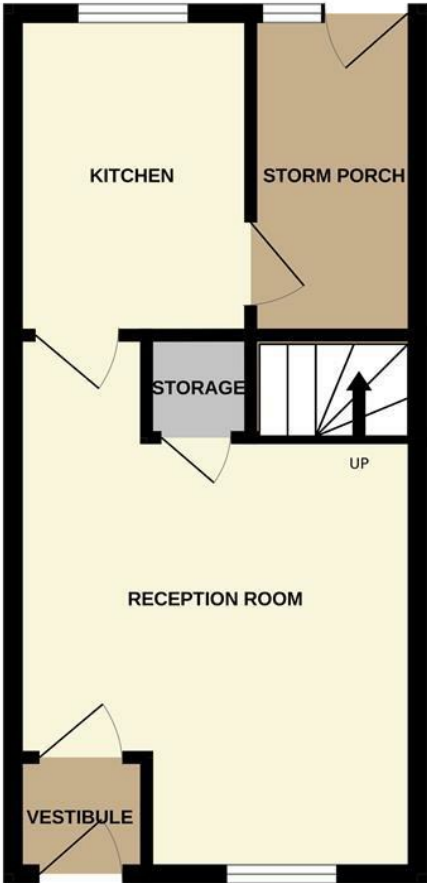


## Directions

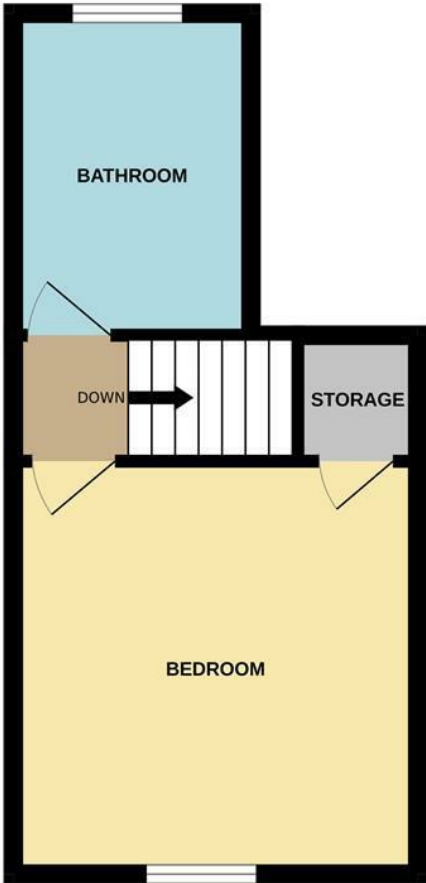


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

