ADAMSONS BARTON KENDAL

Shawclough Close, Rochdale OL12 7HQ

Auction Guide Price £200,000

FOR SALE BY THE MODERN AUCTION METHOD

Adamsons Barton Kendal are pleased to present this three-bedroom detached bungalow, occupying a generous plot in the sought after location of Shawclough. The property is being sold by way of auction and offers an exciting opportunity for buyers looking to modernise and update a detached bungalow to their own taste and requirements. The property would benefit from a programme of refurbishment and modernisation throughout, providing excellent scope to create a stylish and attractive home.

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IN PARTNERSHIP WITH
NORTH WEST
PROPERTY AUCTION

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The accommodation briefly comprises an entrance porch, open-plan living and dining area, kitchen/breakfast room, three bedrooms, with one bedroom benefiting from a separate WC, conservatory and single garage.

Externally, the property occupies a generous plot, providing plenty of scope for landscaping and enhancement, subject to any necessary permissions.

With its spacious accommodation, generous plot and desirable location, this property offers fantastic potential to create a stunning detached bungalow and will appeal to buyers seeking a project with the opportunity to add value and make it their own.

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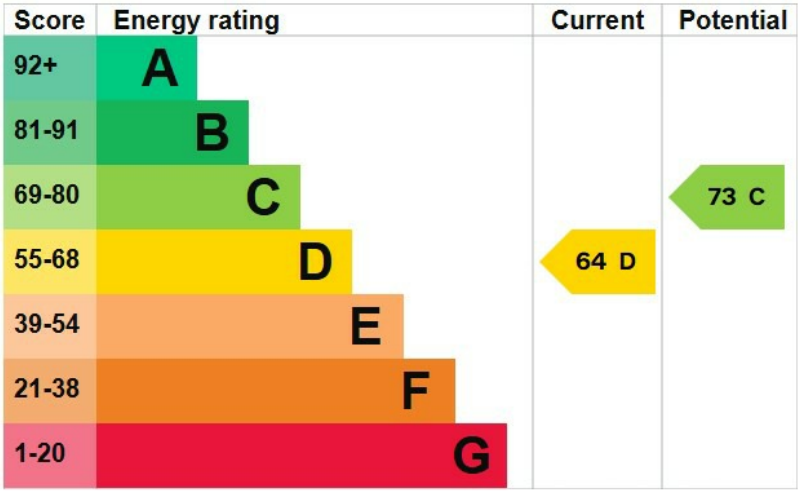
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
64 D
73 C

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

"Auctioneers Comments"

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,500.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are

recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID
Contact "Barton Kendal" or visit: bartonkendal.iam-sold.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification