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Victoria Road, Dukinfield, SK16 4UN

* FOR SALE BY MODERN METHOD OF AUCTION **

Situated in a popular and convenient residential location, this well-proportioned two-bedroom middle-terrace property has been well-maintained but is now in need of general updating allowing prospective purchasers to impart their own taste and specification upon the property.

Auction Guide £85,000



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



Victoria Road, Dukinfield, SK16 4UN

- For Sale By Modern Method of Auction
- uPVC Double-Glazing Throughout
- Not Overlooked to the Rear
- Excellent Potential
- Two Reception Rooms plus Kitchen (which is built non-traditional construction)
- Large Main Bedroom with Built-in Wardrobe
- Good Accessibility to All Neighbouring Town Centres
- Well-Proportioned Two-Bed Mid-Terrace
- Rented Double-Width Large Garden Area to Rear including Off-road Parking
- Good Commuter Links

The Accommodation Briefly Comprises:

Entrance vestibule, lounge with feature fireplace and living flame gas fire, dining room with feature fireplace and understairs storage area, kitchen (non-traditional construction) with a range of floor and wall mounted units. To the first floor there are two bedrooms (Master bedroom with built-in alcove wardrobes), shower room/WC.

Externally, there is a private enclosed rear yard with outside WC. Beyond a shared access road there is a double-width large garden plot with off-road parking and timber garage (rented at £200 per annum).

The property is well placed for all local amenities with Hyde, Stalybridge and Ashton town centres all being within easy reach. There are excellent commuter links and numerous junior and high schools are also within the vicinity.

The Accommodation in Detail Comprises:

GROUND FLOOR

Entrance Vestibule

Double-glazed uPVC front door.

Lounge

13'7 x 12'6 including vestibule (4.14m x 3.81m including vestibule)
Feature fireplace with a living flame coal effect gas fire, uPVC double-glazed window.

Dining Room

12'10 x 9'9 (3.91m x 2.97m)
Feature fireplace with gas fire, understairs storage area, uPVC double-glazed window.

Kitchen

10'1 x 5'10 (3.07m x 1.78m)
Single drainer stainless-steel sink unit, a range of wall and floor mounted units, part tiled, plumbing for automatic washing machine, two uPVC double-glazed windows, uPVC double-glazed external door.

FIRST FLOOR

Landing

Bedroom 1

13'10 x 12'5 (4.22m x 3.78m)
uPVC double-glazed window, built-in alcove wardrobe.

Bedroom 2

12'11 reducing to 8'7 x 7'1 reducing to 5'4 (3.94m reducing to 2.62m x 2.16m reducing to 1.63m)
uPVC double-glazed window.

Shower Room/WC

White suite having shower cubicle, low-level WC, pedestal wash hand basin, part tiled, uPVC double-glazed window.

EXTERNAL

Externally, there is a private enclosed rear yard with outside WC.

Beyond an access road, there is a large double-width garden plot and off-road parking which is currently rented at £200 per annum.

TENURE

Tenure is Freehold - Solicitors to be confirmed.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

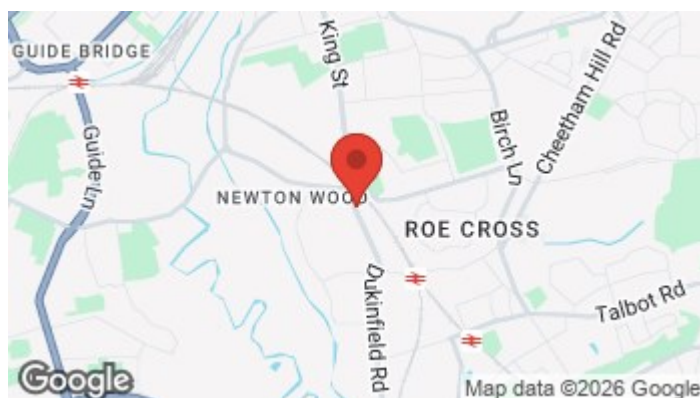
Strictly by appointment with the Agents.

AUCTIONEER COMMENTS

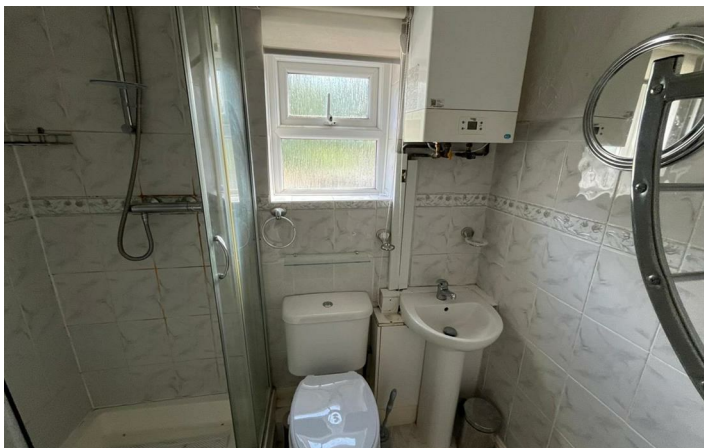
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully 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



Whilst every attempt has been made to ensure the accuracy of the measures 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 operating or efficiency can be given.
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