DAWSONS

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Keane Street, Ashton-Under-Lyne, OL7 9DL

* FOR SALE BY MODERN METHOD OF AUCTION * Dawsons are pleased to offer for sale this two bedroom mid terraced with attractive front garden. Situated on a quiet walkway in Ashton, this property would be suitable for a range of buyers. Ashton town centre is on the doorstep with various amenities, schools, colleges and excellent transport links. No chain. Viewing highly recommended.

(N.B. Kitchen extension is of a non standard construction any prospective purchasers are advised to make their own enquiries regarding any potential implications for the property, including mortgage lending).

Auction Guide £115,000

Keane Street, Ashton-Under-Lyne, OL7 9DL

- Modern Method of Auction T & C's apply
- Buyers Fees Apply
- Two bedroom mid terraced property
- Attractive lawned garden to front
- Two reception rooms
- No vendor chain
- Viewing highly recommended
- Subject to Reserve Price

Ground Floor

Entrance Porch
uPVC double glazed doors and windows to front, tiled floor, door to:

Lounge
12'11 x 13'4 (3.94m x 4.06m)
uPVC double glazed window, feature fireplace with inset fire, gas central heating radiator, double doors to:

Dining Room
11'5 x 9'11 (3.48m x 3.02m)
uPVC double glazed window to rear, gas central heating radiator, stairs to first understairs storage cupboard, floor, door to:

Kitchen
9' x 6'10 (2.74m x 2.08m)
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, part tiled walls, built in oven and five ring gas hob with extractor hood over, space for fridge/freezer, tiled floor, door to outside.

First Floor

Landing
Doors to:

Bedroom One
12'5" x 13'5" into wardrobes around chimney breast (3.81m x 4.09m into wardrobes around chimney breast)
Two uPVC double glazed windows, fitted wardrobes and overbed storage, gas central heating radiator.

Bedroom Two
11'5 x 6'1 incesgint 7'3 (3.48m x 1.85m incesgint 2.21m)
uPVC double glazed window, gas central heating radiator.

Shower Room
uPVC double glazed window, fitted with an enclosed shower cubicle, vanity wash hand basin and low level WC, tiled floor, chrome towel radiator, recessed spotlights.

Externally
Small forecourt garden to the front of the property then a path providing right of way and access to a further lawned garden with borders, decorative paving and garden shed. To the rear there is a PVC panelled store with plumbing for washing machine.

N.B.
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AUCTIONEER COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. 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. 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. Services may be recommended by the Agent/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.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

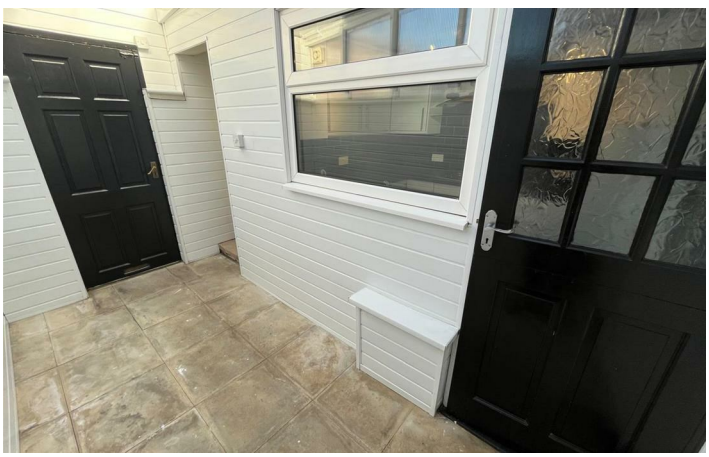
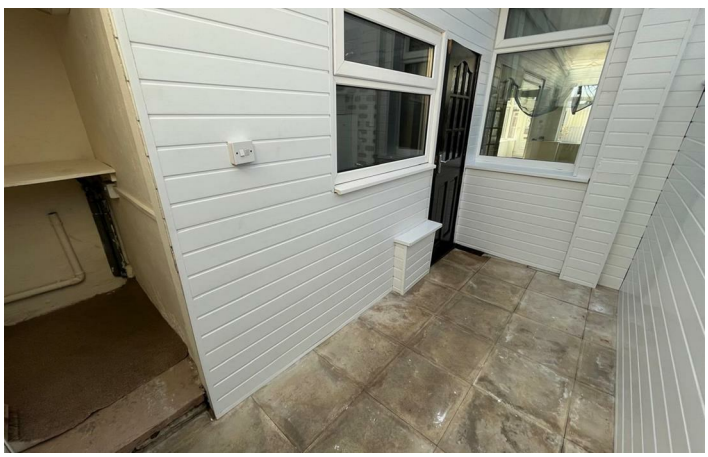


Directions



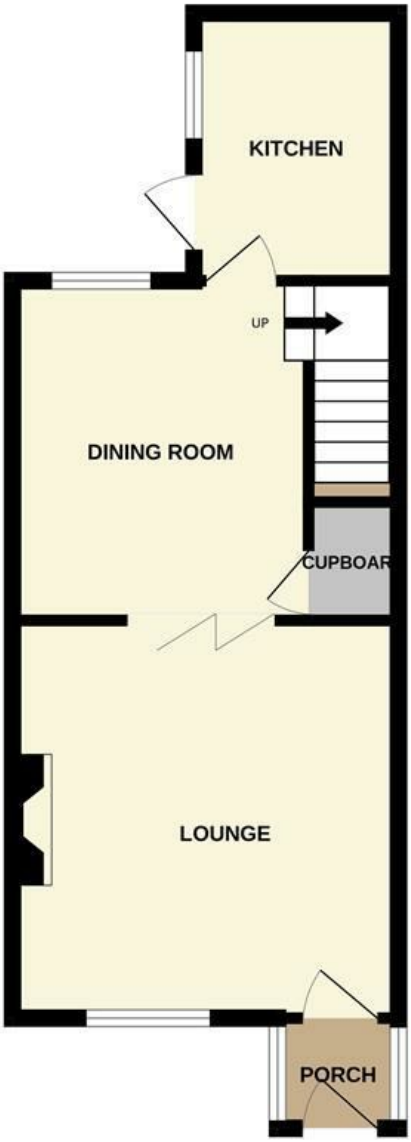




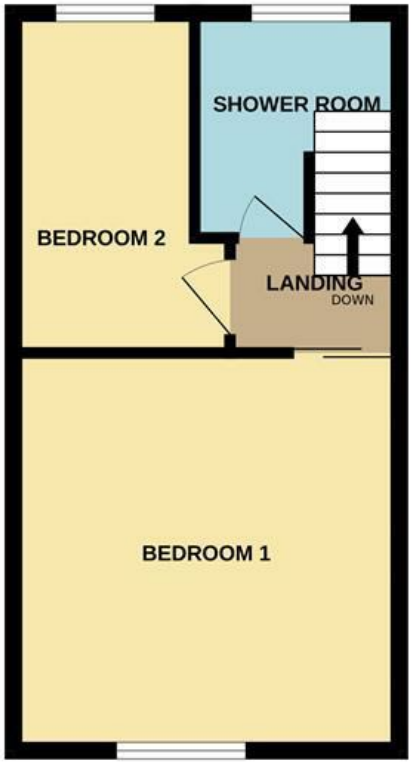



Floor Plan

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.
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