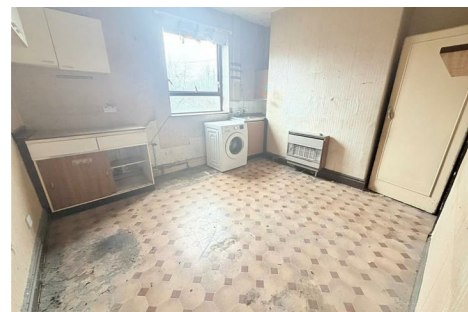


# DAWSONS

Property Professionals since 1925

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)



## Minerva Road, Ashton-Under-Lyne, OL6 6UW

**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\*** Two bedroom mid terraced property. In need of full refurbishment. Briefly comprises; entrance vestibule, lounge, and kitchen to the ground floor. Two bedrooms and bathroom to the first floor. Auction Ends: 13-3-2026 @ 13.00pm

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

**Auction Guide £80,000**



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



# Minerva Road, Ashton-under-Lyne, OL6 6UW

- Modern Method of Auction
- Two Bedrooms
- In Need of Full Refurbishment
- Convenient Location

## GROUND FLOOR

### Entrance vestibule

Door to front, door to:

### Lounge

13' x 13' (3.96m x 3.96m )

Window to front, door to:

### Kitchen

13' x 12' (3.96m x 3.66m )

Window to rear, base unit with inset stainless steel sink.

## FIRST FLOOR

### Bedroom One

13' x 13' (3.96m x 3.96m )

Window to front.

### Bedroom Two

7' x 11' (2.13m x 3.35m )

Window to rear.

### Bathroom

5' x 8' (1.52m x 2.44m )

Window to rear.

### Basement

14' x 13' (4.27m x 3.96m )

## Externally

Enclosed yard to rear.

## 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

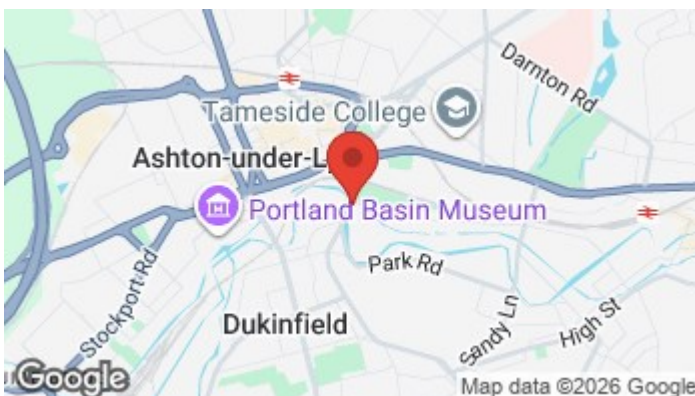
provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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.

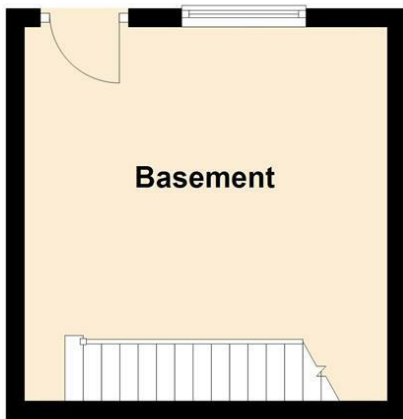


## Directions

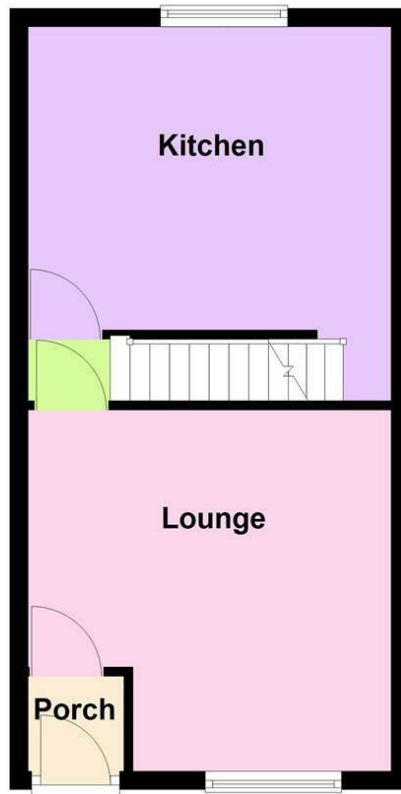


# Floor Plan

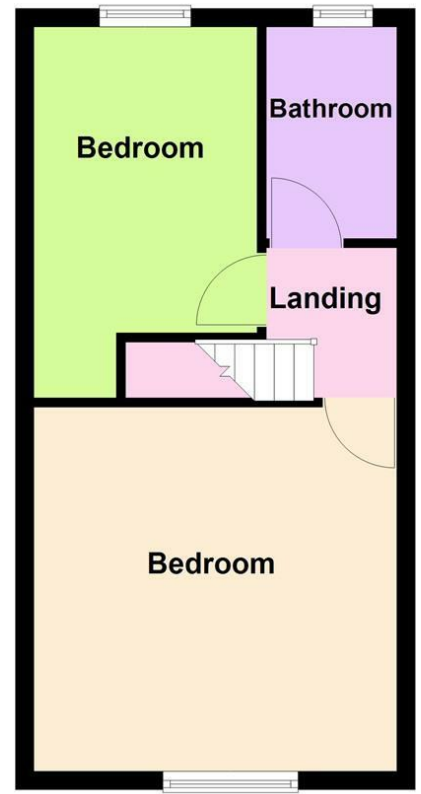
**Basement**



**Ground Floor**



**First Floor**



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

