



623 Rochdale Road, Royton OL2 5UT

Guide Price £190,000



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## 623 Rochdale Road, Royton OL2 5UT

This is a very impressive and substantial end property of traditional brick and slate roof construction in a pleasing position at the junction of Rochdale Road and Tandle Hill Road and with vacant possession. For Sale by Modern Method of Auction with a starting bid of £190,000 plus reservation fee the property offers excellent potential to make this a superb family home. Inside the ample living space comprises, to the ground floor, porch, hallway, lounge with bay window, separate sitting/dining room and kitchen. Off the first floor landing there are three bedrooms (two doubles and a good size single) and a modern shower room. Outside there are low maintenance gardens with external access to a utility room and a single garage. Viewing is recommended to appreciate the size and potential this family home offers.

NOTE: There is evidence of longstanding, relatively slight settlement to this property which was said to be occurred many years ago and due a combination of local ground conditions, the style and mass of construction and historic mine workings in the area, which have long since ceased. We have copied of investigative reports from 1998 and 1999 and a recent independent civil engineers opinion before the property was recently redecorated. These are available for on request or in the auction pack.

TENURE: Leasehold - 999 years from 25th March 1905 - Solicitor to confirm details.

COUNCIL BAND: C - (£2,180.42) Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





## Auctioneers Comments

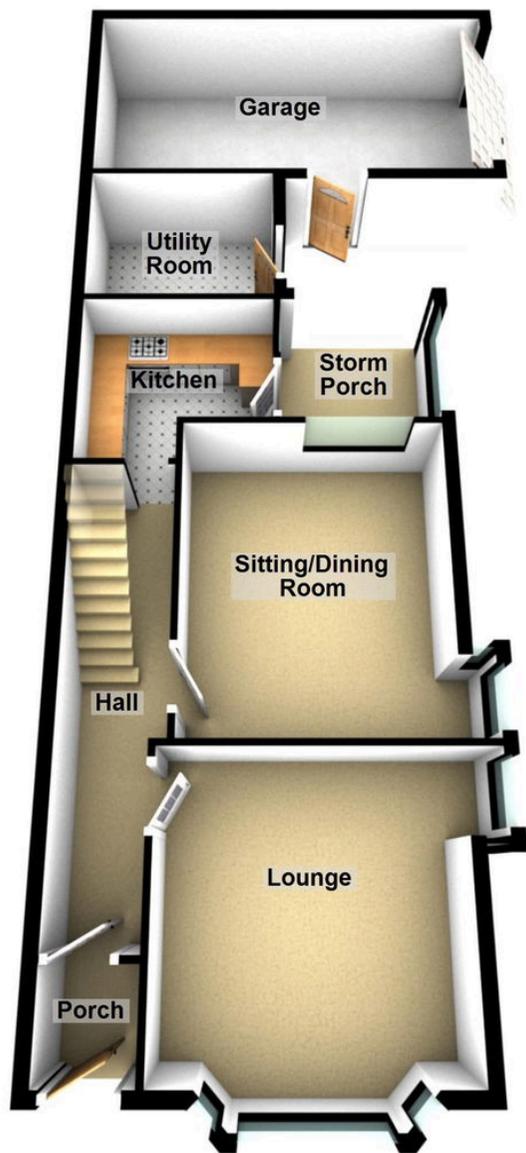
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender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







### Ground Floor



### First Floor



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