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Smallshaw Lane, Ashton-Under-Lyne, OL6 8PN

* FOR SALE BY MODERN METHOD OF AUCTION * One bedroom mid terraced property. In need of full refurbishment. Briefly comprises; entrance vestibule, lounge, and kitchen to the ground floor. One bedrooms and bathroom to the first floor.

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

Auction Guide £70,000

National Association of Estate Agents NAEA

CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS

RICS

Smallshaw Lane, Ashton-Under-Lyne, OL6 8PN

- One bedroom terraced property
- Excellent commuter links nearby
- Good sized rear garden
- For sale by auction – T & C's apply
- Close to local amenities
- Subject to reserve price

Vestibule
uPVC front door, door leading to:

Reception room
12' x 16' (3.66m x 4.88m)
uPVC double glazed window, gas central heating radiator, door leading to kitchen, stairs leading to first floor.

Kitchen
7' x 9' (2.13m x 2.74m)
uPVC double glazed window, a range of wall mounted base units, gas hob, stainless steel sink with mixer tap, tiled, door leading to storm porch.

Storm porch
4' x 9' (1.22m x 2.74m)
uPVC double glazed window, uPVC door leading to rear garden.

Landing
Doors leading to:

Bedroom
12' x 12' (3.66m x 3.66m)
uPVC double glazed window, storage cupboard.

Bathroom
7' x 9' (2.13m x 2.74m)
uPVC double glazed window, walk in shower unit, low level WC, wash hand basin, part tiled.

Externally
Paved rear garden.

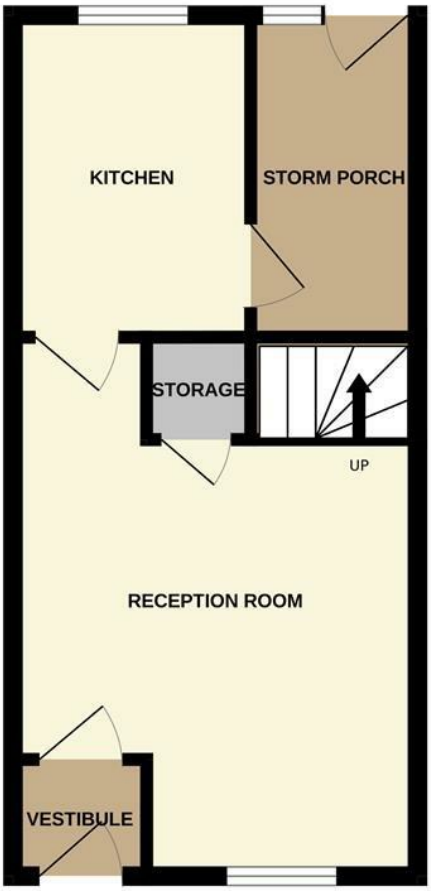
AUCTIONEER COMMENTS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider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

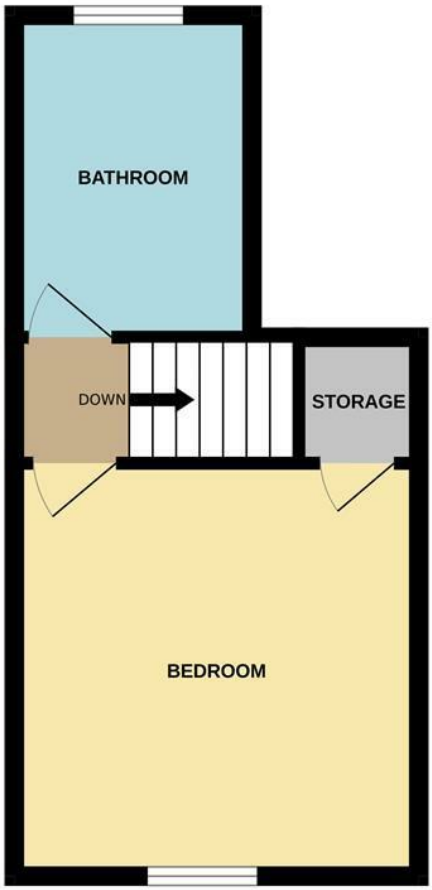
Directions

Floor Plan

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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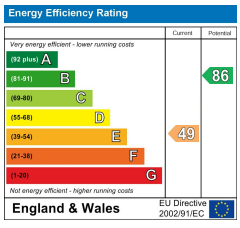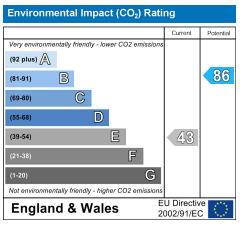
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