



Manchester Road, Castleton, Rochdale OL11

- MODERN METHOD OF AUCTION
 - 4 RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES
- PERFECT FOR INVESTORS
- OVER 2,600 SQ FT
- 4 DOUBLE BEDROOMS
- VIEWING HIGHLY RECOMMENDED
- POPULAR LOCATION

By Auction £160,000

HUNTERS®
HERE TO GET *you* THERE

NO CHAIN | GREAT POTENTIAL FOR INVESTMENT | HUGE PLOT |
4 RECEPTION ROOMS AND 4 DOUBLE BEDROOMS | LOCATION
CASTLETON

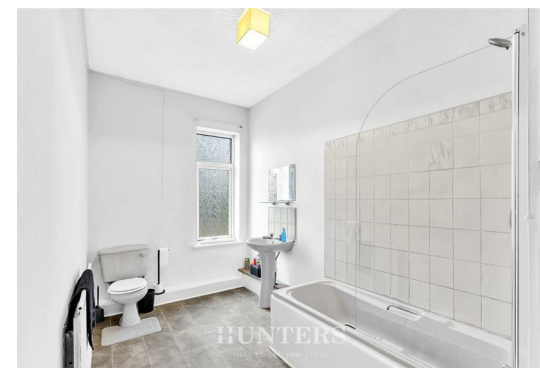
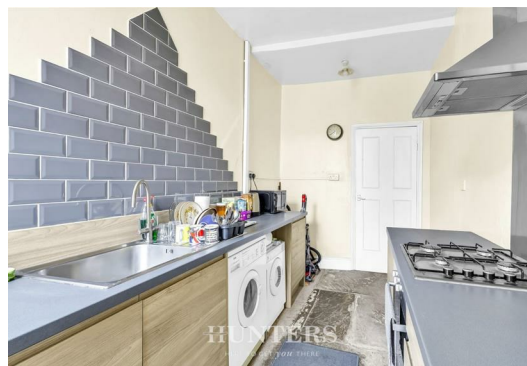
This property is for sale by the MODERN METHOD OF AUCTION,
meaning the buyer and seller are to Complete within 56 days (the
"Reservation Period"). Interested parties personal data will be shared
with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the
property carefully with your lender before bidding.

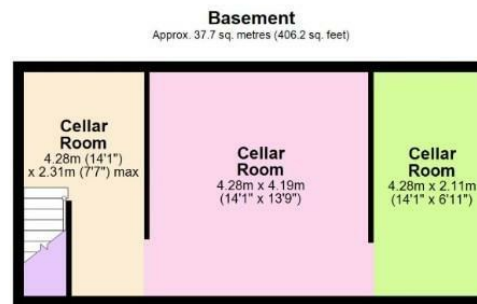
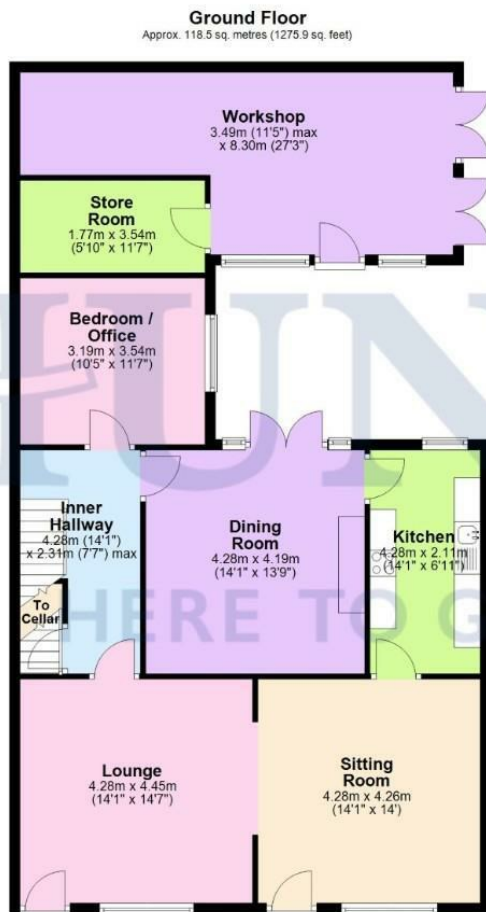
A Buyer Information Pack is provided. The winning bidder will pay
£345.00 including VAT for this pack which you must view before
bidding.

The buyer signs a Reservation Agreement and makes payment of a
non-refundable Reservation Fee of 4.50% 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.
Services may be recommended by the Agent or Auctioneer in which
they will receive payment from the service provider if the service is
taken. Payment varies but will be no more than £450.00. These
services are optional.

EPC Rated: D
Tenure: Leasehold
Ground Rent: TBC
Council tax band: A







Total area: approx. 244.3 sq. metres (2629.5 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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