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Cedar Street, Ashton-Under-Lyne, OL6 9LR

* FOR SALE BY MODERN METHOD OF AUCTION * This larger than average, two double bedroom, mid terraced property is now in need of general up-dating but benefits from uPVC double glazing and gas fired central heating throughout. The property is situated in a popular residential location with good accessibility to Ashton Town Centre which boasts excellent commuter links via its bus, train and Metrolink Stations. (Sold as seen).

The property is within all the local amenities readily available within Hurst Cross area of Ashton as well as being within close proximity of the Town Centre. The Town Centre has a wide range of shopping and recreational amenities as well.

Auction Guide £80,000

Cedar Street, Ashton-Under-Lyne, OL6 9LR

- Modern Method of Auction T & C's apply
- 2 Double Bedrooms
- No Onward Chain
- Offers Great Potential
- Buyers Fees Apply
- Ground Floor Shower/Wet Room
- Subject to Reserve Price
- Extended Traditional Middle Terraced Property
- In Need of General Refurbishment Works
- Useful Brick Store to Rear Yard

Contd....
The Accommodation briefly comprises:

Entrance Vestibule, Lounge with alcove storage cupboard, Dining Kitchen, Rear Hallway with access to Shower/Wet Room

To the first floor there are 2 double Bedrooms

Externally there is a private enclosed rear Yard with brick built storage shed.

Ground Floor

Entrance Vestibule
Double glazed composite style security door.

Lounge
14'3 x 13'4 (including vestibule) (4.34m x 4.06m (including vestibule))
Gas fire, alcove storage cupboard, uPVC double glazed window, central heating radiator.

Dining Kitchen
11'4 x 9'11 (3.45m x 3.02m)
Single drainer stainless steel sink unit, range of wall and floor mounted units, understairs storage cupboard, part tiled, uPVC double glazed window, central heating radiator.

Rear Hallway
Double glazed PVC external door, plumbed for automatic washing machine.

Shower/Wet Room
5'4 x 5'4 (1.63m x 1.63m)
Shower Area, pedestal wash hand basin, low level WC, fully tiled, heated chrome towel rail/radiator, uPVC double glazed window, central heating radiator.

First Floor:

Landing

Bedroom (1)
14'2 x 13'4 (4.32m x 4.06m)
Built-in alcove storage wardrobe, feature fireplace, uPVC double glazed window, central heating radiator.

Bedroom (2)
11'4 x 9'4 (3.45m x 2.84m)
Bulkhead storage cupboard, uPVC double glazed window, central heating radiator.

Externally:
There is a private enclosed rear yard with useful brick built storage shed.

Tenure
To be confirmed by solicitors.

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 .

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.



Directions



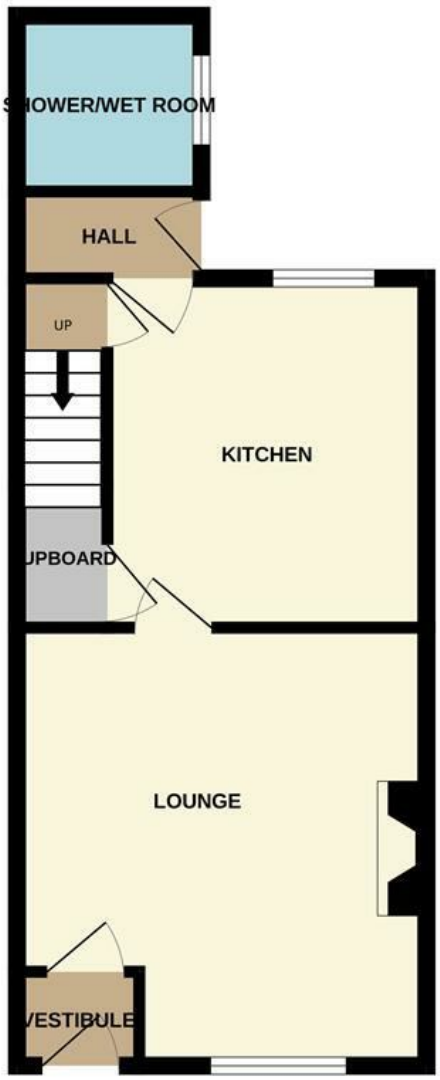




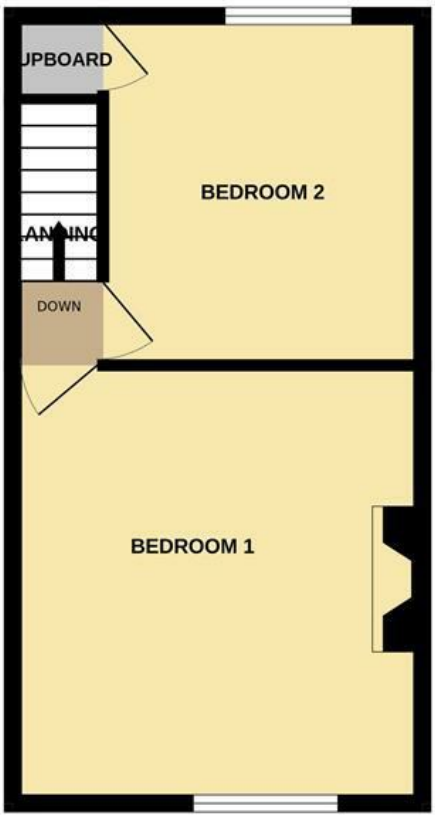


Floor Plan

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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