

**Clough Road, Littleborough OL15 9JZ**

**Auction Guide Price £130,000**

**FOR SALE BY THE MODERN AUCTION METHOD**



Adamsons Barton Kendal are delighted to introduce this well presented two bedroom terraced home, situated in the popular area of Littleborough, Rochdale. Ideally located within close proximity to Littleborough village, the property is also conveniently positioned for a range of local amenities and well regarded schools, including Littleborough Primary and Nursery School and Holy Trinity Church of England Primary Schools.

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214



IN PARTNERSHIP WITH  
**NORTH WEST**  
PROPERTY AUCTION

**Middleton Office** – 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

The property benefits from on street parking and would make an ideal purchase for first time buyers or investors.

The accommodation briefly comprises a welcoming lounge, fitted kitchen, double bedroom, single bedroom, useful large storage cupboard and a three piece family bathroom.

With its convenient location, on - street parking and excellent potential, this property is sure to appeal to a wide range of buyers. Early Viewing is highly recommended.

### **ACCOMMODATION**

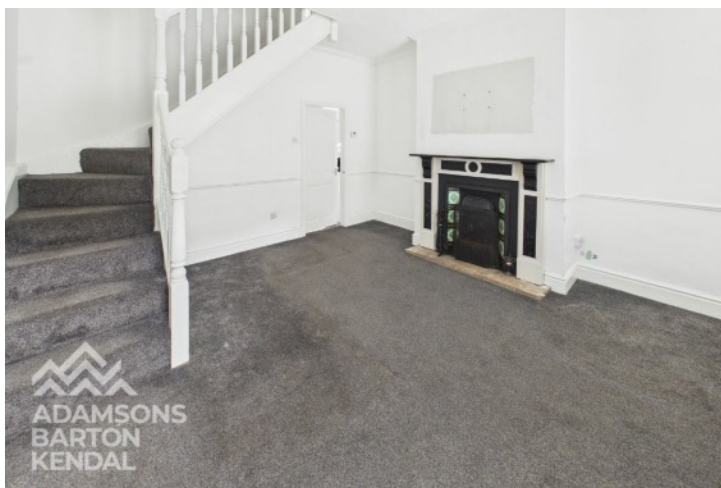
Lounge - 4.09 x 4.18 metres

Kitchen - 3.49 x 2.46 metres

Bedroom 1 - 4.15 x 3.15 metres

Bedroom 2 - 2.65 x 2.47 metres

Bathroom - 1.79 x 2.33 metres





# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

## “Auctioneers Comments”

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,500.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## TO VIEW OR MAKE A BID

Contact “Barton Kendal” or visit: [bartonkendal.iam-sold.co.uk](http://bartonkendal.iam-sold.co.uk)

w - [abkproperty.co.uk](http://abkproperty.co.uk)

e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification