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Kingsley Close, Ashton-Under-Lyne, OL6 9DF

* FOR SALE BY MODERN METHOD OF AUCTION *

Well-positioned, traditionally built true detached bungalow which is also offered to the market with NO FORWARD VENDOR CHAIN.

The property is in need of major refurbishment throughout and would ideally suit a growing family looking to put their own stamp on the property. The property is in a sought-after location with Ashton Town centre and Mossley Village within close proximity. The property is also within easy reach of the desired local amenities along with state junior and secondary schools.

Viewing is highly recommended to fully appreciate the true potential this traditional property has to offer to the market.

By Auction £230,000

Kingsley Close, Ashton-Under-Lyne, OL6 9DF

- For Sale by Modern Auction - T & C's Apply
- Three Good Size Bedrooms
- uPVC Double-Glazing
- Buyers' Fees apply
- In Need of Modernisation Throughout
- Close to Local Amenities
- True Detached Bungalwo
- Countryside Views
- Ashton Town Centre and Mossley Village Within Easy Access

Entrance Hall
20'0" x 10'5" (6.1 x 3.2)
Larger than average entrance hall with integrated storage.

Lounge
13'1" x 20'11" (4.0 x 6.4)
Spacious family lounge comprising fitted carpet, uPVC double-glazed window, central heating radiator and electric fireplace.

Kitchen Diner
13'9" x 16'8" (4.2 x 5.1)
Fitted integrated wall and bae units, half-round stainless-steel sink with tap, tiled splash-back, uPVC double-glazed window, multi power points, oven, electric hob and central heating radiator.

Bedroom 1 (Double)
11'9" x 8'10" (3.6 x 2.7)
Vinyl flooring, integrated wardrobes, uPVC double-glazed window and central heating radiator.

Bedroom 2 (Double)
8'6" x 11'9" (2.6 x 3.6)
Spacious double bedroom comprising fitted carpet, integrated wardrobes, uPVC double-glazed window and central heating radiator.

Bedroom 3
8'6" x 8'2" (2.6 x 2.5)
Currently used as an office space comprising fitted carpet, integrated storage space, uPVC double-glazed window and central heating radiator

Bathroom/WC
6'10" x 8'2" (2.1 x 2.5)
Bathroom suite comprising integrated storage space, low-level close couple WC, hand wash basin, panelled bath with hand shower along with a separate shower, uPVC double-glazed window.

EXTERNAL
There are gardens to the front along with a block-paved driveway providing off-road parking along with countryside views.

To the rear there is an enclosed garden with border plants and shrubs.

TENURE
Solicitors to confirm.

COUNCIL TAX
Council Tax Band "D".

VIEWINGS
Strictly by appointment with the Agents.

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.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc. VAT.

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 £500 inc. VAT. These services are
optional.



Directions











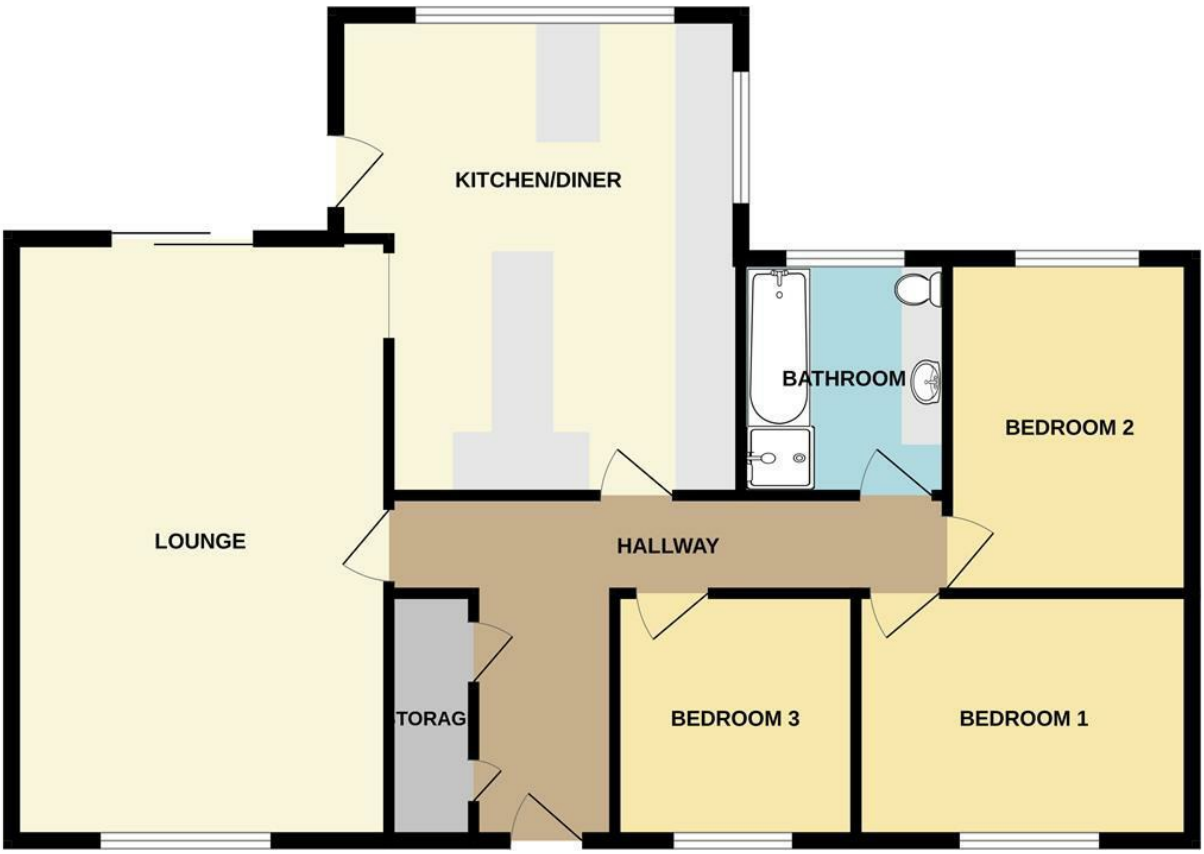






Floor Plan

GROUND 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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