



2 Butterworth Street, Chadderton OL9 0JL

Start Bids £125,000



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Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this two bedroom two reception room mid terrace property. Located in a popular location within walking distance of local amenities and transport links. The property is for sale by Modern Method of Auction with a starting bid of £125,000 plus reservation fee. Offering excellent potential the living space comprises entrance vestibule, lounge, separate sitting/dining room and kitchen to the ground floor, whilst to the first there are two double bedrooms (master with en-suite) and a shower room. Outside you will find an enclosed, low maintenance paved garden. PLEASE NOTE that there are visible cracks downstairs and upstairs at the property (no reports are available for this so buyers should carry out their own due diligence checks)





Entrance Vestibule - 0.99m x 0.99m (3'3" x 3'3")

Lounge - 4.37m x 3.58m (14'4" max x 11'9" max)

Sitting/Dining Room - 3.48m x 4.32m (11'5" x 14'2")

Kitchen - 2.18m x 3.07m (7'2" x 10'1")

Landing - 1.73m x 2.26m (5'8" x 7'5")

Bedroom - 4.06m x 3.58m (13'4" x 11'9")

Bedroom - 2.59m x 4.27m (8'6" x 14'0")

Shower Room - 1.63m x 1.88m (5'4" max x 6'2" max)

Additional Information

TENURE: - Leasehold - 999 years from 25th March 1869 - (Solicitor to confirm details).

COUNCIL BAND: A - Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Auctioneer's Comments

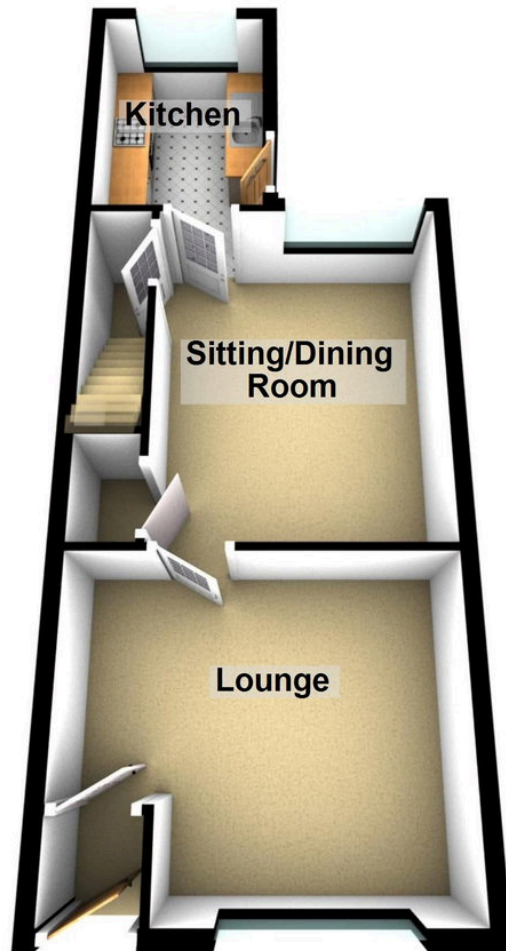
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.



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.



Ground Floor



First Floor

