



By Auction £120,000

BY AUCTION* *NO CHAIN* *IDEAL FOR INVESTORS* *CLOSE TO AMENITIES OF IDLE & APPERLEY BRIDGE* *GARDEN* *PARKING* *USEFUL CELLAR SPACE

For sale by modern method of auction via Advanced Property Auction
Starting bid: £120,000

Nestled on the charming Fourlands Road, this delightful terraced house presents an excellent opportunity for investors seeking a promising addition to their portfolio. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The single reception room offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Outside, you will find a lovely garden, providing a serene space for outdoor activities or simply enjoying the fresh air. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area. Situated close to the amenities of Idle and Apperley Bridge, residents will benefit from easy access to shops, schools, and local services, enhancing the appeal of this location. This property is being sold by auction, presenting a unique opportunity for those looking to invest in a thriving community.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		82	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		