



Back Cecil Street
Mossley, OL5 0AT

Guide price £90,000

****Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited****

Selling a two-bedroom terraced property in need of full refurbishment, located in the highly sought-after area of Top Mossley.

Ideally positioned within walking distance of Mossley train station, the property offers excellent transport links for commuters and easy access to well-regarded schools, local shops, and a variety of amenities. Surrounded by stunning open countryside, residents can enjoy picturesque walks, canal-side strolls, and outdoor activities right on their doorstep.

The accommodation comprises a living room and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor.

Offering superb potential for modernisation, this property represents a fantastic opportunity for investors, first-time buyers looking for a project, or anyone wishing to design a home to their own specification.



GROUND FLOOR

Living Room 10'9" x 14'6" (3.27m x 4.42m)
Door to front, window to front, door to:

Kitchen 14'1" x 7'7" (4.30m x 2.31m)
Window to rear, stairs to first floor.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1 11'3" x 9'1" (3.42m x 2.77m)
Window to front, radiator.

Bedroom 2 10'11" x 8'7" (3.34m x 2.61m)
Window to rear, radiator.

Bathroom 8'9" x 4'9" (2.67m x 1.46m)
Three piece suite comprising bath, wash hand basin and low-level WC, window to front, radiator.

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.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 50.9 sq. metres (548.4 sq. feet)

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