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Mossley Road, Grasscroft, Oldham, OL4 4HA

*** FOR SALE BY MODERN METHOD OF AUCTION*** Enjoying stunning panoramic views to the front aspect this two bedroom, end stone cottage is in need of a full renovation programme but offers excellent potential for interested parties looking to impart their own taste and specification upon the property. The property has a forecourt garden with rear yard and further tiered garden area. Situated in one of the areas most popular locations the property is sure to attract a significant amount of interest and therefore interested parties are encouraged to contact our office at their earliest convenience.

Uppermill, Mossley and Stalybridge Town Centres provide a range of shopping and recreational amenities. Greenfield and Mossley train stations provide excellent commuter links.

Auction Guide £130,000



CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS



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- 2 Bedroom Stone End Terraced Cottage
- Rear Tiered Garden Area
- Good Access to All Amenities
- Stunning Views to Front Aspect
- uPVC Double Glazing/Gas Fired Central Heating
- Internal Inspection Recommended
- In Need of Full Refurbishment
- Well Regarded Residential Location

Contd.....

The Accommodation briefly comprises:

Lounge, Dining Kitchen

To the first floor 2 well proportioned Bedrooms, Bathroom/WC

Externally there is a Forecourt Garden, Rear Yard Area with further tiered Garden

The Accommodation in Detail:

Entrance Vestibule

Lounge

13'2 x 12'0 (4.01m x 3.66m)

Feature fireplace with gas fire, uPVC double glazed window, central heating radiator

Dining Kitchen

11'8 x 10'6 maximum (3.56m x 3.20m maximum)

Single drainer stainless steel sink unit, range for automatic washing machine, part tiled, under stairs storage cupboard, uPVC double glazed window, central heating radiator

First Floor:

Landing

Bedroom (1)

13'3 x 12'1 (4.04m x 3.68m)

Inset fireplace, two uPVC double glazed windows, central heating radiator

Bedroom (2)

11'10 x 5'10 (3.61m x 1.52m`3.05m)

Inset fireplace, uPVC double glazed window, central heating radiator, loft access

Bathroom/WC

White suite having panel bath with shower over, pedestal wash hand basin, low level WC, uPVC double glazed window, part tile, central heating radiator

Externally:

There is a Forecourt Garden. To the rear there is a Yard Area with further tiered Garden.

AUCTIONEER COMMENTS

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 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.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Carbon	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			
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	EU Directive 2002/91/EC