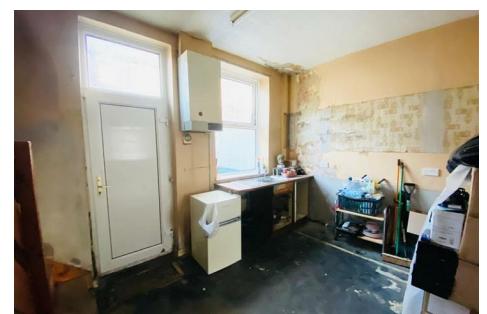
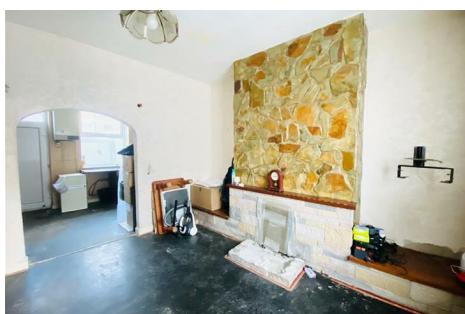


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Taurus Street, Oldham, OL4 2BN

* FOR SALE BY MODERN METHOD OF AUCTION * (see paragraph in full details). Dawsons are delighted to welcome to the market this well-positioned, traditionally built middle-terraced property which is in need of refurbishment. * No vendor chain *. Auction Ends: 21/02/2025 16:00

In brief the property comprises: Entrance vestibule, lounge and kitchen/diner to the ground floor. Two bedrooms and bathroom to the first floor. To the front there is on-street parking and to the rear, an enclosed rear yard.

The property is within close proximity of the desired amenities including excellent transport and commuter links, easy access to Oldham town centre, supermarkets, shops, retail outlets, restaurants as well as state junior and high schools.

Auction Guide £45,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Taurus Street, Oldham, OL4 2BN

- Traditional Middle-Terraced House
- Two Double Bedrooms
- Close to Local Amenities and Oldham Town Centre

- Major Refurbishment Required Throughout
- Sold by Modern Method of Auction

- No Forward Vendor Chain
- uPVC Double-Glazing

GROUND FLOOR

Lounge

14'1" x 12'9" (4.3 x 3.9)

Kitchen

14'1" x 9'10" (4.3 x 3.0)

Fitted kitchen with integrated units.

FIRST FLOOR

Landing

Integrated storage.

Bedroom 1 (Double)

14'1" x 12'9" (4.3 x 3.9)

Bedroom 2

7'6" x 9'6" (2.3 x 2.9)

Bathroom/WC

4'11" x 6'2" (1.5 x 1.9)

Externally

Enclosed yard to rear.

AUCTIONEER COMMENTS

Auctioneer Comments

This property is for sale by the Modern

Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

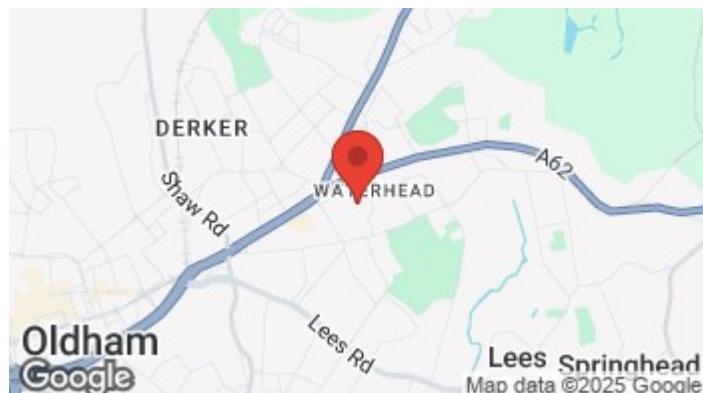
This method of auction requires both parties bidding. A sample copy of the Reservation to complete the transaction within 56 days. Agreement and terms and conditions are of the draft contract for sale being received also contained within this pack. The buyer by the buyers solicitor (for standard Grade 1 will also make payment of £300 including properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and been provided by iamsold. survey).

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

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



Directions



Floor Plan



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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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	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	80
(81-91) B	41
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

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	
EU Directive 2002/91/EC	
England & Wales	England & Wales