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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

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

property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

REFERRAL ARRANGEMENTS

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Externally:

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

AUCTIONEER COMMENTS

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

maximum)

Single drainer stainless steel sink unit, range of wall and floor mounted units, plumbed for automatic washing machine, part tiled, understairs storage cupboard, uPVC double glazed window, central heating radiator

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the

First Floor:

Landing



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