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Manchester Road, Mossley, Ashton Under Lyne, OL5 9AY

** FOR SALE BY MODERN METHOD OF AUCTION** (auction paragraph in full details). Dawsons are delighted to welcome to the market this rare opportunity to purchase this traditionally built end-terraced property. The property is in need of full modernisation throughout and is also offered to the market with ***NO FORWARD VENDOR CHAIN***. AUCTION SET TO END: 20-06-2025 at 15:30

The property is greeted by a quaint entrance porch which leads to a large lounge followed by a well presented kitchen/diner and rear porch/sun room. To the first floor there are two good sized bedrooms, family bathroom and access to a loft space which has been boarded out and can be used for the housing of general household items and accessories. To the front there is a low-maintenance garden and a right of access down the right-hand side which leads to a larger than average enclosed garden with lawned verges, patio seating area, off-road vehicular parking and detached garage.

The property is situated in a sought-after location and is equally close to a range of desired local amenities, the property is also within reasonable travelling distance to Mossley Village and Stalybridge town centre where further amenities are available.

Viewing is ***HIGHLY*** recommended to fully appreciate what this traditionally built end-terraced property has to offer to the market.

Auction Guide £165,000



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



Manchester Road, Mossley, Ashton Under Lyne, OL5 9AY

- Traditionally Built Two Bed End-Terraced
- uPVC Double-Glazing
- Close To Local Amenities
- Gardens To Front And Rear
- Detached Garage
- No Forward Vendor Chain
- In Need Of Modernisation
- Off-Road Parking
- Viewing Essential

GROUND FLOOR

Front Porch

5'6" x 4'7" (1.7 x 1.4)

Comprises of fitted carpet, single glazing, power points and integrated storage.

Lounge

10'9" x 14'1" (3.3 x 4.3)

A good size lounge comprising of central heating radiator, electric fire, uPVC double glazed window, understairs storage and multi power points.

Kitchen/Diner

8'10" x 15'1" (2.7 x 4.6)

A spacious kitchen/diner comprising of vinyl flooring, fitted wall and base units, laminate worktops, built in gas hob, sink, tiled splashbacks, multi power points, under unit lighting, uPVC double glazed window, central heating radiator and PVC French doors to the side elevation, door to:

Rear Porch/Sun Room

6'10" x 4'3" (2.1 x 1.3)

Comprises of multi power points and single glazing, door to rear garden.

FIRST FLOOR

Landing

Larger than average landing comprising, uPVC double glazed window and central heating radiator.

Bedroom 1 (Double)

9'6" x 14'5" (2.9 x 4.4)

A large double bedroom comprising of multi power points, uPVC double glazed window, central heating radiator and fitted wardrobes.

Access to the loft space is via this bedroom which can be used for housing/storage of general household items and accessories.

Bedroom 2 (Double)

7'2" x 9'2" (2.2 x 2.8)

Comprises of multi power points, uPVC double glazed window and central heating radiator.

Bathroom/WC

6'6" x 5'10" (2.0 x 1.8)

Comprises of a corner bath panelled Jacuzzi bath with hand showerhead, vanity unit, low-level close couple WC, uPVC double glazed window and central heating radiator.

EXTERNAL

To the front there is a low-maintenance lawned garden, on-street parking and access around the right-hand gable which leads to a larger than average back garden with lawned verges and patio seating area.

The property also provides off-road parking along with a detached garage.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "B".

VIEWINGS

Strictly by appointment with the Agents.

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 to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a

minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

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



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 guidance 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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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			
EU Directive 2002/91/EC			
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			