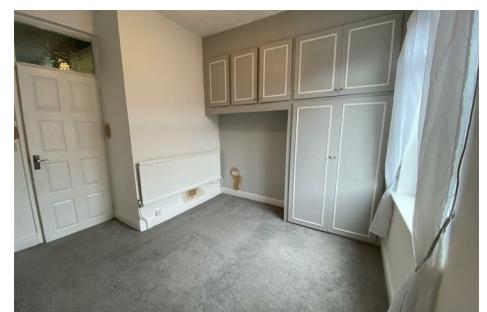


DAWSONS

Property Professionals since 1925

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

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



Tatton Street, Stalybridge, SK15 2LL

*** FOR SALE BY MODERN METHOD OF AUCTION*** (see paragraphs in full details for more information) Dawsons are pleased to welcome to the market this larger than average, traditional middle-terraced property which briefly comprises of a sitting room, kitchen diner, three bedrooms, family bathroom, on-street parking to the front and low-maintenance back yard to the rear. The property is offered to the market with ****NO FORWARD VENDOR CHAIN**** and would ideally suit a first-time buyer looking to get on the property ladder or for a buy-to-let investor looking to add another addition to their portfolio.

The property is situated in a desired sought-after location within Stalybridge and is equally close to all the desired amenities prospective buyers are looking for. Stalybridge town centre is less than one mile distant via the A6018. Within Stalybridge town centre there are a range of amenities, these include local supermarkets, shops, retail outlets, restaurants, public houses and state junior and secondary schools. There is also easy access to the M60 and M67 motorways.

Viewing is highly recommended to fully appreciate the true size this traditional property has to offer.

Auction Guide £110,000



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



Tatton Street, Stalybridge, SK15 2LL

- Traditional Middle-Terraced House
- Close To All Amenities
- Three Bedrooms
- No Forward Vendor Chain
- Family Bathroom
- Viewing Essential

GROUND FLOOR

Sitting Room

11'9" x 13'1" (3.6 x 4.0)

A large family sitting room which comprises of laminate flooring, uPVC double-glazing, gas fireplace and fitted radiators.

Kitchen

11'9" x 9'10" (3.6 x 3.0)

Family kitchen diner which comprises of vinyl flooring, modern integrated base and wall units, laminate worktops, gas hob, oven, half round stainless steel sink with tiled splashback, uPVC double-glazing, fitted radiators along with a PVC fitted door that leads out to the low-maintenance rear yard.

FIRST FLOOR

Large Vibrant Landing

4'11" x 12'5" (1.5 x 3.8)

Comprises of fitted carpets and uPVC double-glazing and leads Limited to the following rooms.

Main Bedroom 1/Loft Room

8'6" x 16'8" (2.6 x 5.1)

Large double bedroom with fitted carpets, uPVC double-glazing, integrated wardrobes, integrated storage and access to the eaves.

Bedroom 2 (Double)

10'9" x 11'1" (3.3 x 3.4)

A sizable double bedroom which comprises of fitted carpets, uPVC double-glazing, integrated wardrobes and fitted radiator.

Bedroom 3/Study

5'10" x 6'10" (1.8 x 2.1)

Comprises of fitted carpets, uPVC double-glazing and fitted radiator.

Bathroom/WC

5'10" x 6'10" (1.8 x 2.1)

Family bathroom suite which comprises of vinyl flooring, panelled bath with shower over, low-level WC, pedestal hand wash basin, tiled finish walls, integrated storage and fitted radiator.

EXTERNAL

To the front elevation there is on-street vehicular parking.

To the rear elevation there is a low-maintenance backyard.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

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

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.

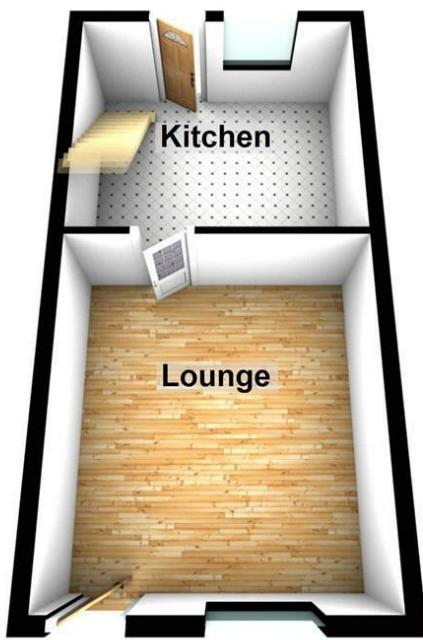


Directions



Floor Plan

Ground Floor



First Floor



Second Floor



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	83

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			

EU Directive 2002/91/EC