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St Georges Street, Stalybridge, Cheshire, SK15 1DD

*** FOR SALE BY MODERN METHOD OF AUCTION*** This three-bedroom semi-detached property occupies a substantial garden plot and is within easy reach of all local amenities. The property is now in need of a complete refurbishment programme and is ideally suited to investors/developers.

Auction Guide £120,000



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



St Georges Street, Stalybridge, Cheshire, SK15 1DD

- Extended Three Bedroom Semi-Detached Property
- Potential To Extend (STPP)
- No Onward Chain
- Well Placed For Tameside General Hospital/Stamford Park
- Full Renovation Programme Required
- Slightly Elevated Position
- Good Accessibility To Stalybridge Town Centre
- Good Size Gardens To Three Sides
- Partial uPVC Double-Glazing
- Good Commuter Links

The Accommodation Briefly Comprises:

Entrance hallway, lounge, dining kitchen with good size storage understairs storage cupboard, downstairs bathroom/WC. To the first floor there are three bedrooms (two of which have fitted wardrobes).

Externally, the property occupies a slightly elevated position from the roadside with good size gardens to three sides.

The property is within easy reach of Stalybridge town centre which provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Other amenities in the vicinity include Tameside General Hospital and Stamford Park with local junior and high schools also being within easy reach.

GROUND FLOOR

Entrance Hallway

uPVC double-glazed French door, central heating radiator.

Lounge

13'0 reducing to 11'5 x 11'5 reducing to 8'0 plus (3.96m reducing to 3.48m x 3.48m reducing to 2.44m)

Feature fireplace, uPVC double-glazed box bay window, central heating radiator.

Inner Hallway

Dining Kitchen

11'11 reducing to 8'5 x 8'2 reducing to 5'2 (3.63m reducing to 2.57m x 2.49m reducing to 1.57m)

Single drainer sink unit with a range of wall and floor

mounted units, plumbing for automatic washing machine, uPVC double-glazed window, part tiled, laminate flooring, understairs storage cupboard.

Bathroom/WC

Panel bath with shower over, low-level WC, pedestal wash hand basin, part tiled, uPVC double-glazed window.

FIRST FLOOR

Landing

Loft access.

Bedroom 1 (to the front)

13'2 reducing to 12'0 x 10'0 (4.01m reducing to 3.66m x 3.05m)

Laminate flooring, bulkhead storage cupboard, separate cylinder cupboard, uPVC double-glazed window, central heating radiator.

Bedroom 2

9'6 x 7'11 (2.90m x 2.41m)

Fitted wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 3

8'0 x 6'7 (2.44m x 2.01m)

Fitted wardrobes and cabin bed, uPVC double-glazed window, central heating radiator.

EXTERNAL

Externally, there are good size gardens to three sides with potential to extend (STPP).

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

AUCTIONEER COMMENTS

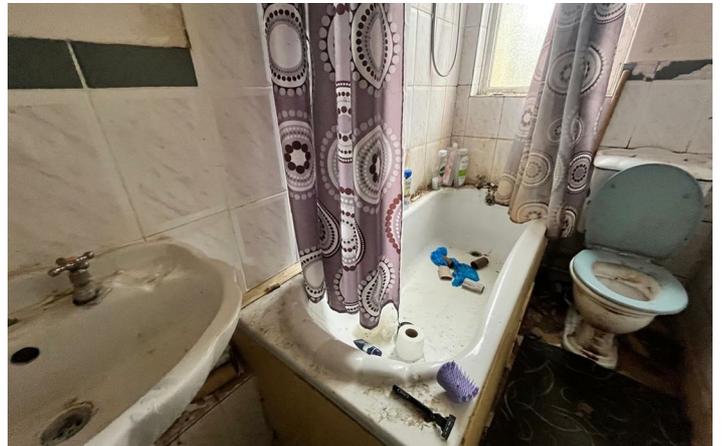
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully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

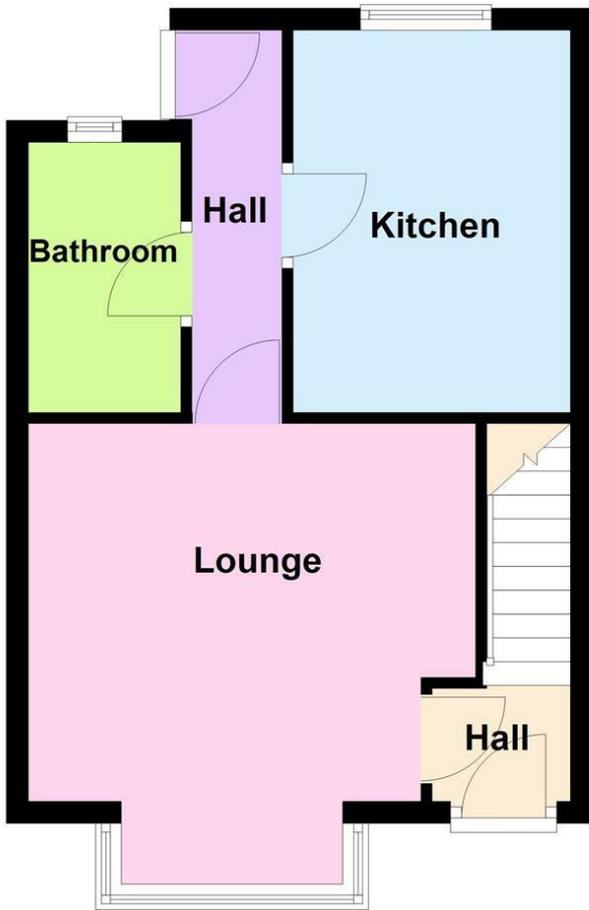


Directions

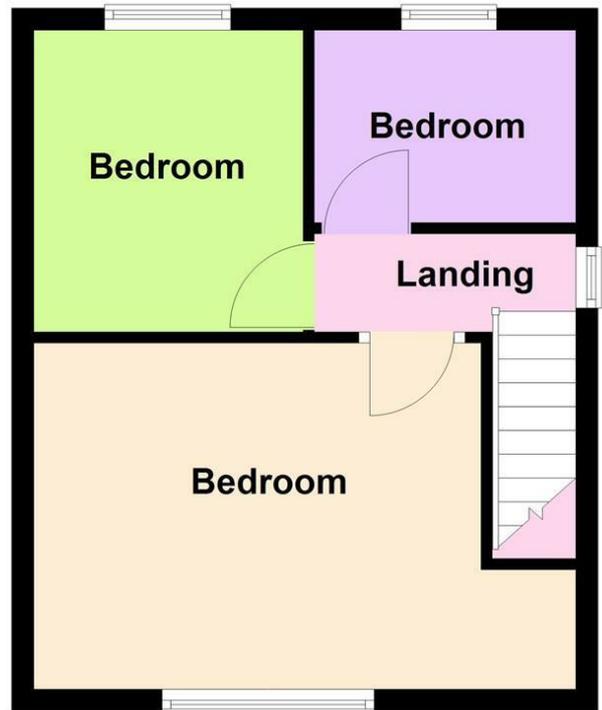


Floor Plan

Ground Floor



First Floor



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