

Milnrow Road
Shaw, Oldham OL2 8BU



FOR SALE BY AUCTION

View! Bid! Buy! For sale by Un-Conditional Auction

Reservation fee applies

**A SPACIOUS AND DESIRABLE 3 BEDROOMED SEMI DETACHED FAMILY HOME
IN NEED OF UPGRADING AND MODERNISATION**



This spacious and desirable 3 bedroomed semi-detached house is situated in the popular residential area of Shaw, conveniently positioned for access to all the usual local amenities, as well as enjoying countryside walks on your doorstep. Internally the property benefits from part double glazed windows, a gas fired central heating system, two reception rooms, kitchen and utility room with store. At first floor, there are three bedrooms, a bathroom and separate wc. The property is offered for sale with no chain, at a competitive price and early viewing comes highly recommended to appreciate the size and potential the property provides.

**VIEWING STRONGLY RECOMMENDED
NO CHAIN**

STARTING BID £160,000

Head Office - 122 Yorkshire Street
ROCHDALE
OL16 1LA
Tel:: (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777



THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance PORCH

Tiled floor.

Entrance HALL

A welcoming hall with staircase to the first floor and understairs storage.

LOUNGE

A well-presented lounge with bay window enjoying wonderful views.

DINING ROOM/ SECOND RECEPTION ROOM

A second reception room with bay window enjoying views over the rear garden.

KITCHEN

A range of wall and base units, single drainer stainless steel sink unit, plumbing for an automatic washing machine, part tiled walls, tiled floor.

REAR PORCH/UTILITY

Doorway leading to the garden with access to the store/pantry and garage.



First Floor

LANDING

Landing with airing cupboard and storage cupboard.

MASTER BEDROOM

A spacious master bedroom with bay window.

BEDROOM TWO

A second double bedroom with views over the rear garden.

BEDROOM THREE

A third single bedroom with built in storage cupboard.

BATHROOM

A two piece suite with panelled bath and pedestal wash hand basin.

SEPARATE WC

A low level wc.

Externally

The property is built on a large plot with gardens to both the front and rear. To the front there is a driveway providing off street parking for numerous vehicles, leading to a **SINGLE ATTACHED GARAGE**. To the rear there is paved patio area, a section laid to lawn with well stocked border and a woodland area.



Council Tax Band

We are advised that the property is assessed in Council Tax Band C

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The property is situated in the popular residential area of Shaw, conveniently positioned for access to all the usual local amenities, with good access to commuter links via the M62 Motorway and Metrolink Tram and with countryside walks on your doorstep.

“Auctioneers Comments”

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% inclusive of VAT subject to a minimum of £6,000 inclusive of VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by North West Property Auction powered by iam-sold Ltd.

TO VIEW OR MAKE A BID



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification