



26 Counthill Road, Oldham, OL4 2PB

Guide Price £110,000



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## 26 Counthill Road, Oldham, OL4 2PB

The property is for sale by Modern Method of Auction with a starting bid of £110,000 plus reservation fee.

Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this two bedroom stone end terraced cottage.

Accommodation comprising: Entrance area, kitchen/dining room and a lounge with log burner.

To the first floor there are two bedrooms and a bathroom.

Externally a small courtyard garden, stone store and a gated pathway.

This property is in need of updating.

Contact us today to arrange a viewing.







## Auction Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/ Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



## ENTRANCE AREA - Original Front Door

### KITCHEN/DINING ROOM

4.06m x 3.45m (13'4" x 11'4")

Open plan to the hallway, fitted units, roll top work surfaces, stainless sink unit with mixer tap, tiled floor, plumbing, radiator, 2 x hardwood double glazed windows. Worcester







## LIVING ROOM

4.62m x 4.01m (15'2" x 13'2")

A dual aspect room looking to the front and the side, 2 x hardwood double glazed window's, radiator's, feature stone walls, inset log burner, beams, stone flagged original floor.

## LANDING

Loft access, carpeted.

## BEDROOM ONE

4.62m x 4.11m (15'2" x 13'6")

Side aspect, hardwood double glazed window, original open fireplace, wood floor, radiator.



## BEDROOM TWO

3.43m x 2.51m (11'3" x 8'3")

Rear aspect, hardwood double glazed window, radiator, laminated floor covering, feature wall.

## BATHROOM

1.75m x 1.52m (5'9" x 5'0")

Fitted bath, low level WC, wash hand basin, radiator, single glazed window.

## EXTERNALLY

To the front is a small gate with a paved area and a small stoned garden and an apple tree. Outside Stone built store.

On road parking.



## ADDITIONAL INFORMATION

TENURE: Leasehold - 798 Years left on lease - Solicitor to confirm details.

COUNCIL BAND: A - £1640.00 Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

## AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the









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