



49 Crompton Street, Coldhurst, Oldham OL1

Guide Price £180,000



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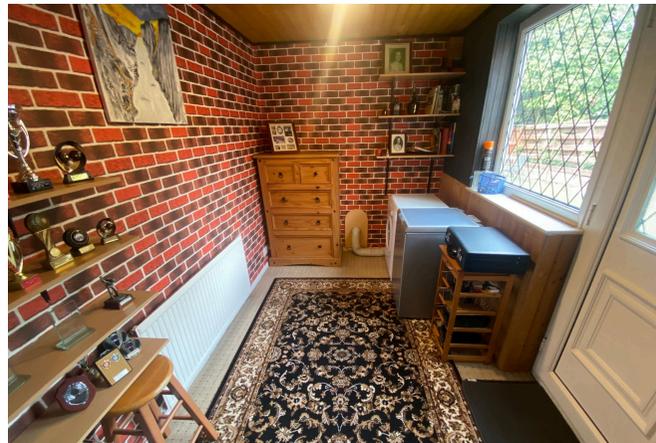
Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this extended three bedroom two reception room semi detached property. Situated within walking distance of Royal Oldham Hospital and within easy reach of public transport and the North West Motorway network. The property is for sale by Modern Method of Auction with a starting bid of £180,000 plus reservation fee. Please note that the lease remaining is 55 years. Ideally suited to an array of buyers from buy to let investors, first time buyers or young families. Internally the spacious accommodation comprises, porch, hallway, lounge, dining kitchen and sitting room all to the ground floor. Off the first floor landing there are three bedrooms (two double and a good size single) plus a family bathroom. Externally there is a driveway to the front whilst to the rear a good size garden. The property also benefits from a new boiler being fitted this year as well as a new roof on the extension.

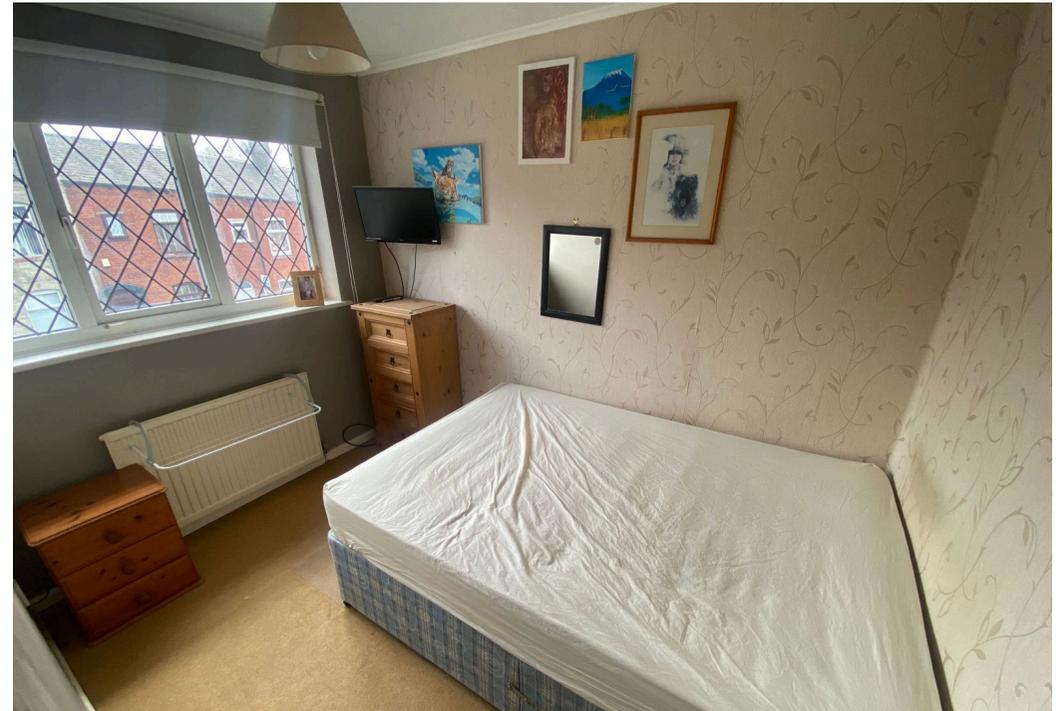


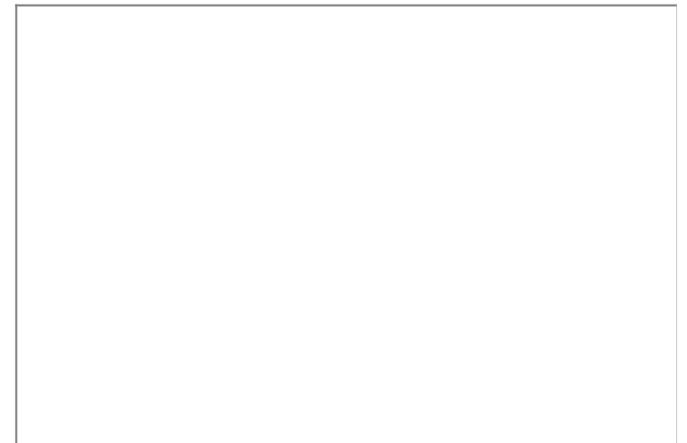


Auctioneers Comments

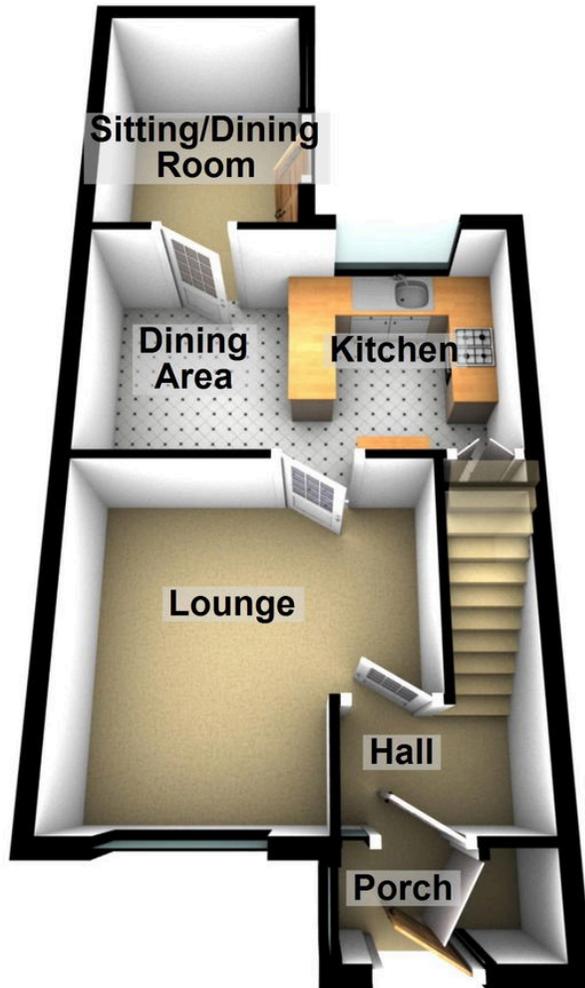
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender 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.







Ground Floor



First Floor



Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk

t: 0161 626 5688