



124 Abbey Hills Road, Oldham OL8 2DQ

Guide Price £90,000



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Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this three bedroom two reception room semi detached property. The property is for sale by Modern Method of Auction with a starting bid of £90,000 plus reservation fee. Offering excellent potential the living space comprises entrance hallway, lounge, dining room and kitchen to the ground floor. Off the first floor landing there are three bedrooms and a family bathroom. Externally the property has gardens to both the front and rear. The property does benefit from double glazing, GCH and a recent new roof. PLEASE NOTE that there are signs of structural movement at the property (no reports are available for this so buyers should carry out their own due diligence checks)

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Entrance Hallway

1.85m x 4.06m (6'1" x 13'4")

Lounge

3.53m x 3.05m (11'7" x 10'0")

Dining Room

3.53m x 3.84m (11'7" x 12'7")

Kitchen

2.03m x 2.95m (6'8" x 9'8")

Landing

2.06m x 2.44m (6'9" x 8'0")

Bedroom

3.35m x 4.01m (11'0" x 13'2")

Bedroom

3.35m x 3.1m (11'0" x 10'2")

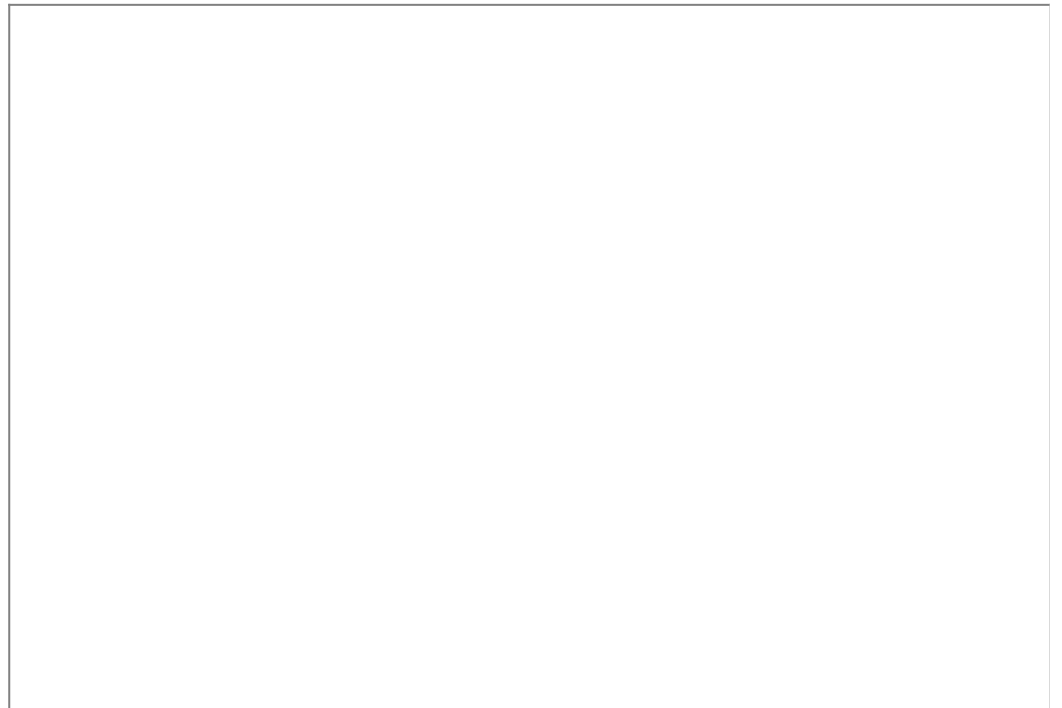
Bedroom

2.06m x 2.49m (6'9" max x 8'2" max)

Bathroom

2.03m x 1.75m (6'8" x 5'9")





Additional Information

TENURE: Leasehold - 939 years from 1st April 1949 - Solicitor to confirm details.

COUNCIL BAND: A - 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.

Auction Comments

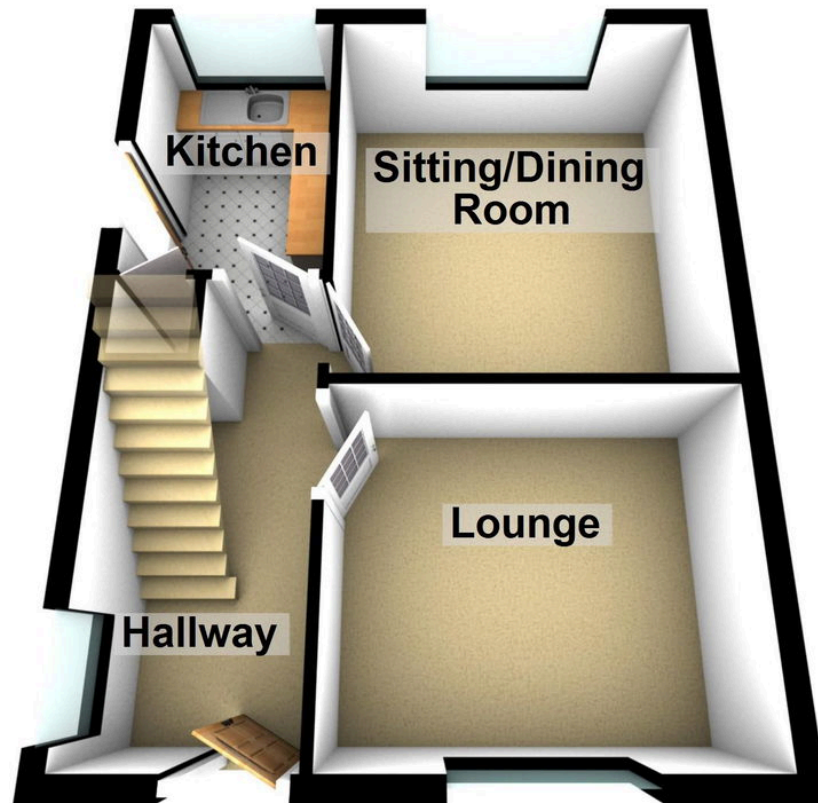
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender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



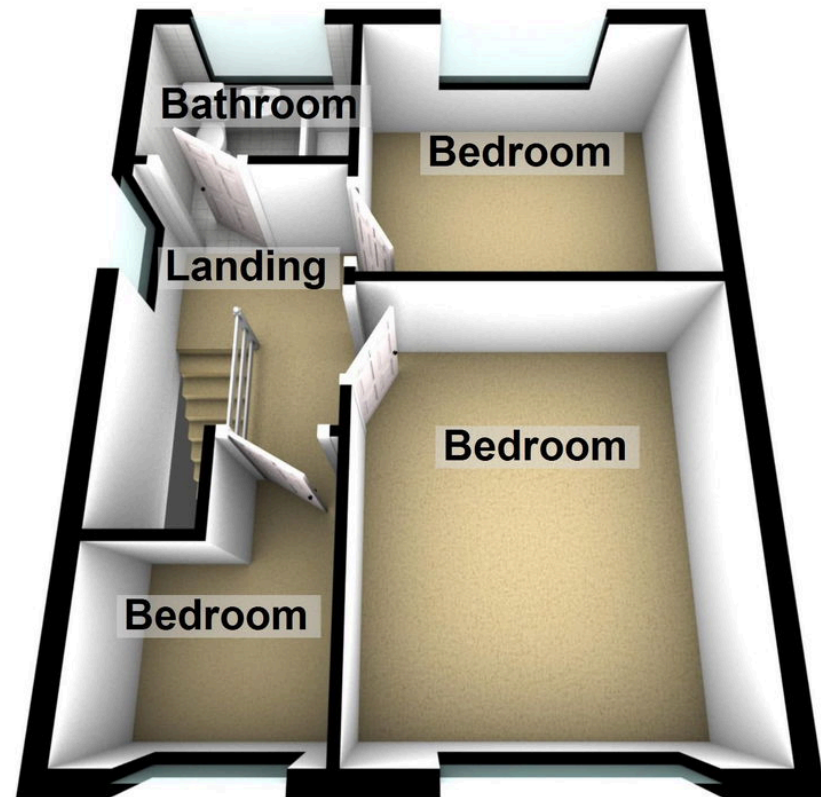
Agents Note

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 asking price.

Ground Floor



First Floor



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