



47 & 47a Ferney Field Road, Chadderton

Guide Price £325,000

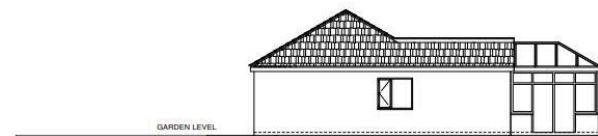
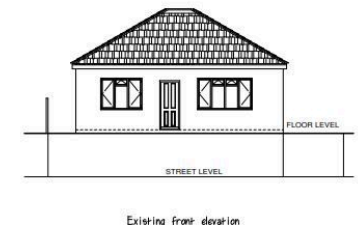
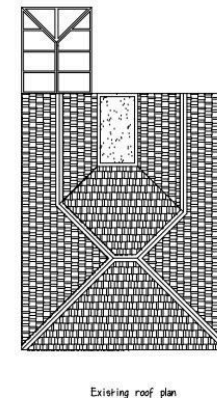
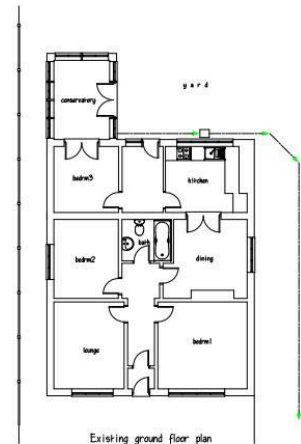
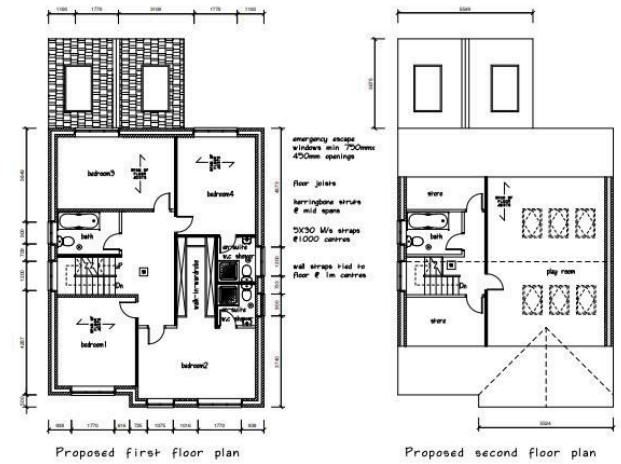
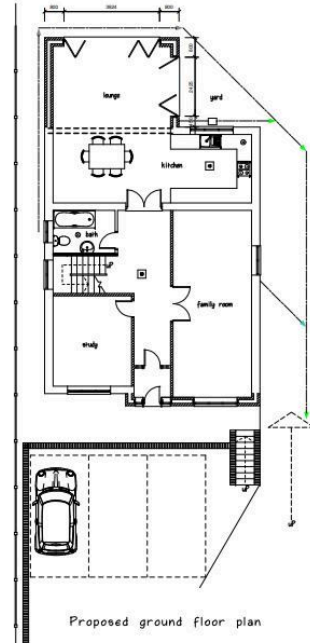


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# 47 & 47a Ferney Field Road, Chadderton

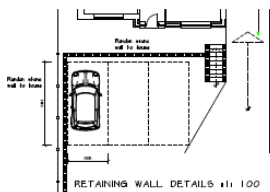
Offered for sale this three bedroom detached bungalow situated in a semi rural location close to Chadderton centre with open views over the valley. The property is for sale by Modern Method of Auction with a starting bid of £325,000 plus reservation fee and has planning permission for a single storey rear extension plus a first and second floor front, rear and side extension (under planning ref HOU/351856/23). Offering excellent potential the living accommodation briefly comprises porch, entrance hall, lounge, kitchen, utility room, dining room, conservatory, two bedrooms, morning room/third bedroom and bathroom. The property benefits from electric central heating and part uPVC double glazing. Externally there are gardens to both front and rear of the property with driveway providing off road parking and a detached single garage.



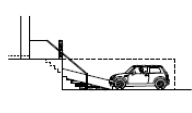


# Auctioneers Comments

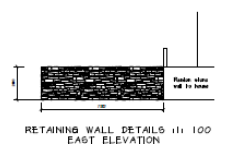
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iam-sold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender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



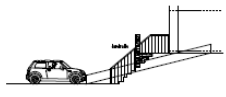
RETAINING WALL DETAILS 1:100



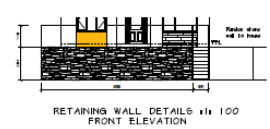
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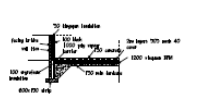
RETAINING WALL DETAILS 1:100 EAST ELEVATION



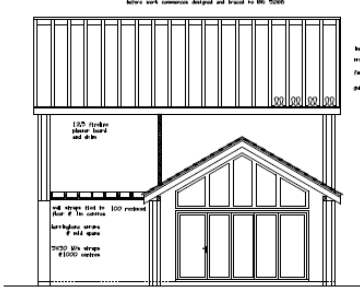
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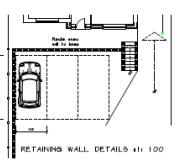
RETAINING WALL DETAILS 1:100 FRONT ELEVATION



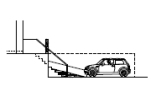
FOUNDATION DETAIL



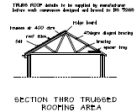
Proposed side elevation cross section scale:1/50



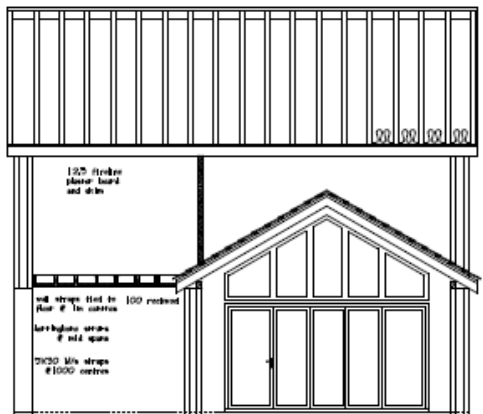
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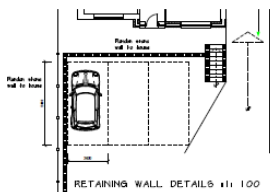
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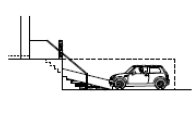
SECTION THRU TRUSSED ROOFING AREA



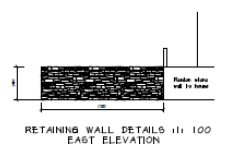
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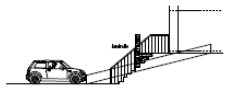
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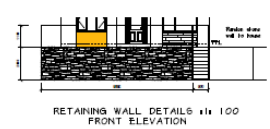
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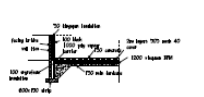
RETAINING WALL DETAILS 1:100 EAST ELEVATION



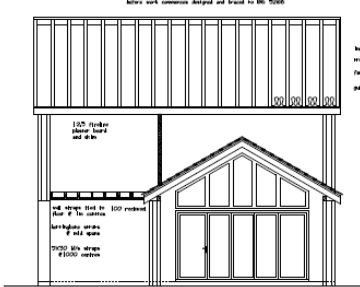
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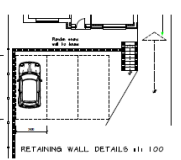
RETAINING WALL DETAILS 1:100 FRONT ELEVATION



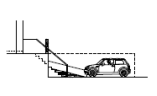
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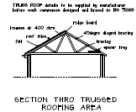
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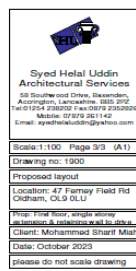
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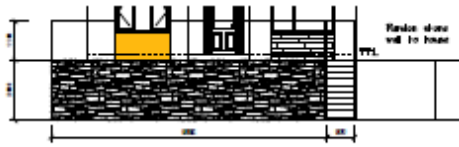


SECTION THRU TRUSSED ROOFING AREA

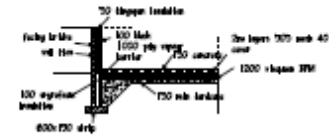


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RETAINING WALL DETAILS 1:100 FRONT ELEVATION



FOUNDATION DETAIL







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