



Broadway

Chadderton, Oldham

Starting Bid £225,000

- For Sale by Auction - T&C's Apply
- Subject To An Undisclosed Reserve Price
- Buyer's Fees Apply
- The Modern Method Of Auction

- Five Bedroom Semi Detached House
- Garage, Driveway, Gardens
- No Chain
- EPC Rating - D



For Sale by Modern Method of Auction; Starting Bid Price £225,000 plus Reservation Fee. This is a substantially extended semi detached property in an elevated position on Broadway just off Fold Green and with rear vehicular access from Fold Green. The accommodation briefly comprises: entrance hallway, through lounge, ground floor bedroom six/study with en-suite w.c, dining kitchen at ground level with five fitted bedrooms and large bathroom at first floor level. The property has gas central heating and uPVC double glazing. Externally a front garden with patio area and summerhouse/children's playroom and to the rear driveway parking, fenced decked garden area and a detached single garage all with easy access and additional parking nearby. The property benefits from a full loft conversion with ladder and Velux roof windows. All amenities are within easy reach including well regarded local schools and Chadderton centre. This is an impressive spacious property offering substantial and flexible accommodation and the ground floor bedroom could easily be upgraded to a granny flat if required. No Chain.

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the

Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £220.00 inc VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

To view or make a bid contact Kirkham Property or visit [www.kirkham-property.co.uk](http://www.kirkham-property.co.uk)

#### ENTRANCE HALLWAY

With uPVC double glazed entrance door, laminate floor covering.

#### THROUGH LOUNGE

27' 3" x 11' 8" (8.31m x 3.56m) Spacious light room with uPVC double glazed bay window and double glazed patio window in rectangular frame to rear, electric flame fire, radiator, fitted carpeting.

#### BEDROOM SIX/STUDY

11' 9" x 6' 11" (3.58m x 2.11m) With uPVC double glazed window, laminate floor covering.

#### ENSUITE

With low level w.c, wash hand basin, could fit a shower cubicle if required.

#### DINING KITCHEN

14' 5" x 10' 7" (4.39m x 3.23m) With fitted wall and base units, worktops, stainless steel sink unit, part tiled walls, spotlighting, uPVC double glazed window and rear door.

#### LANDING

##### BEDROOM ONE

12' 6" x 11' 8" (3.81m x 3.56m) With uPVC double glazed bay window, fitted wardrobes, radiator, fitted carpeting.

##### BEDROOM TWO

12' 0" x 11' 8" (3.66m x 3.56m) With uPVC double glazed window, fitted wardrobes, fitted carpeting, radiator.

##### BEDROOM THREE

10' 3" x 6' 11" (3.12m x 2.11m) With uPVC double glazed window, fitted wardrobes, fitted carpeting, radiator.

##### BEDROOM FOUR

8' 10" x 6' 11" (2.69m x 2.11m) With uPVC double glazed window, fitted drawer and wardrobe unit, fitted carpeting,

radiator.

##### BEDROOM FIVE

7' 0" x 6' 6" (2.13m x 1.98m) With uPVC double glazed window, fitted wardrobes, fitted carpeting, radiator.

##### BATHROOM

9' 10" x 6' 4" (3m x 1.93m) Fitted with a four piece suite in white comprising: large panelled bath with side mixer taps, separate shower cubicle, low level w.c., wash hand basin, spotlighting, radiator, obscure uPVC double glazed window.

##### LOFT

With pull down ladder access, fully boarded, Velux roof windows.

##### EXTERNALLY

To the front of the property there is a garden with patio area and summerhouse/children's playroom. The rear garden has driveway parking accessed via Fold Green, detached single garage and fenced decked area.





#### GARAGE

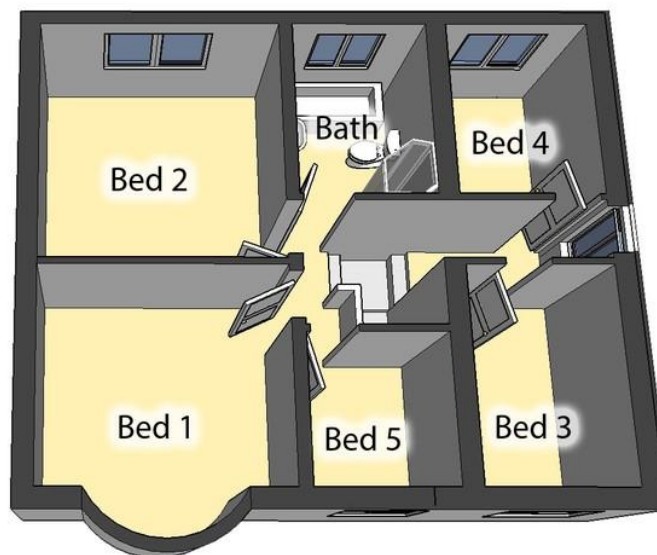
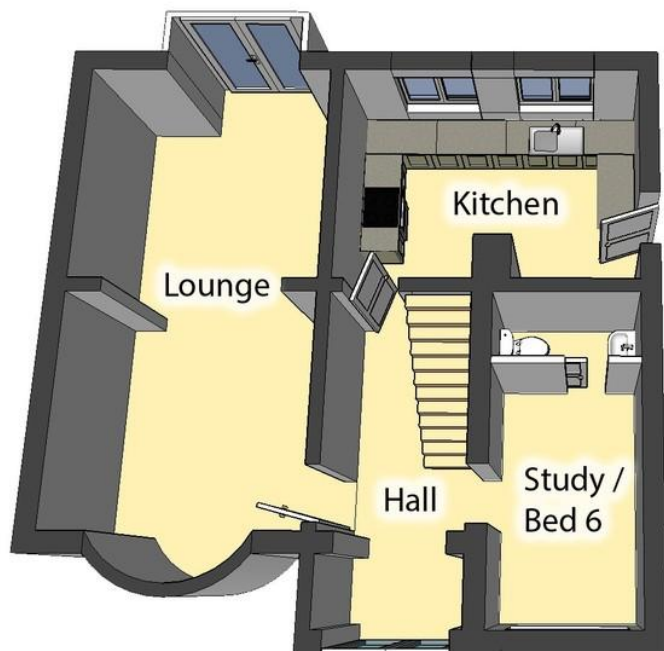
Detached garage with up and over door.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



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