



131 Hempshaw Lane

Offerton, Stockport, SK1 4LP

- Three Bed Two Reception House
- Planning Applied for Residential Unit to side.
- PP Ref DC/074406.
- Plus Large Part Dug Out Plot to Rear

Starting Bid £275,000

EPC Rating '42'





Property Description

AUCTION

For Sale by way of modern day auction.....

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.





The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.



Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.



Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



RARE OPPORTUNITY

Rare opportunity to acquire this deceptively spacious three bedroom terraced property with good sized garden and a potential building plot to side (planning permission applied for to build an adjoining two bedroom terrace, All plans and drawings can be viewed on <https://planning.stockport.gov.uk/PlanningData-live/applicationDetails.do?activeTab=documents&keyVal=PW9M3RPJKCV00>



or by searching Stockport Councils web site, find planning applications and search Ref DC/074406. Section 106 applied for. There is also a large plot of land behind the proposed property which is partially dug out and offers a multitude of uses.

The existing property briefly comprises: entrance vestibule, lounge, dining room and kitchen. On the first floor are three bedrooms and a bathroom. Outside to the front is a paved front garden, paved yard and a great sized raised lawned garden

ENTRANCE VESTIBULE

Composite entrance door, laminated flooring, door to lounge

LOUNGE

14' 1" x 11' 5" (4.29m x 3.48m) Double glazed window to the front elevation, feature fireplace housing coal effect gas fire, meter cupboard, central heating radiator, two wall light points, access to staircase, door to dining room

DINING ROOM

12' 6" x 11' 2" (3.81m x 3.4m) Laminated flooring, central heating radiator, double glazed window to the rear elevation, door to handy understairs storage area, door to kitchen

KITCHEN

8' 6" x 7' 3" (2.59m x 2.21m) Fitted kitchen with a range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units, corner display shelving. Built in electric oven, gas hob with integrated cooker hood. Space for an automatic washing machine, work surfaces incorporating a breakfast bar area, tiled splashbacks. Central heating radiator, double glazed window to rear elevation, laminated flooring. Door to rear garden

FIRST FLOOR

STAIRS AND LANDING

Open balustrades to stairwell, doors to all first floor rooms, wall mounted boiler. Access hatch to loft

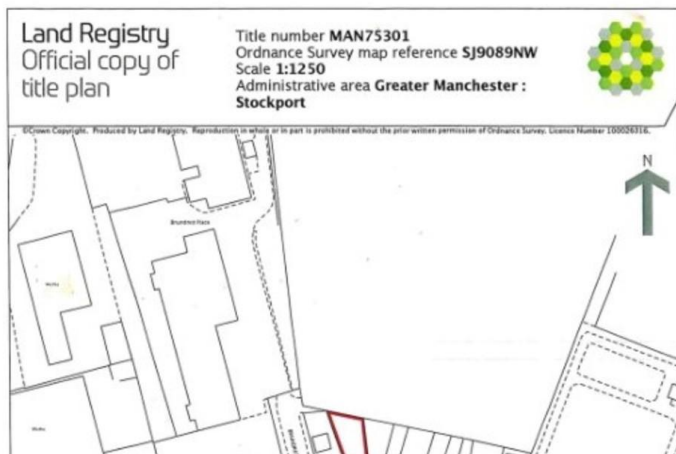
BEDROOM ONE

14' 1" x 11' 5" (4.29m x 3.48m) Range of fitted bedroom furniture comprising, wardrobes with clothes hanging rails and shelving, display shelving and matching chest of drawer unit. two double glazed windows to the front elevation, central heating radiator

BEDROOM TWO

9' 1" x 7' 2" (2.77m x 2.18m) Maximum measurements. Double glazed window to the rear elevation, central heating radiator

BEDROOM THREE



8' 7" x 7' 5" (2.62m x 2.26m) Double glazed window to the rear, laminated flooring, central heating radiator

BATHROOM

White suite comprising: Panelled bath with mixer tap and electric shower over, vanity unit housing wash hand basin and WC. Tiled walls, chrome heated towel radiator, built in storage cupboard

OUTSIDE

Small paved area with central flower bed to the front. To the rear is an enclosed yard abutting the property. A right of way path runs across the back of giving pedestrian access to the adjoining properties. Steps up to a large lawned rear garden.

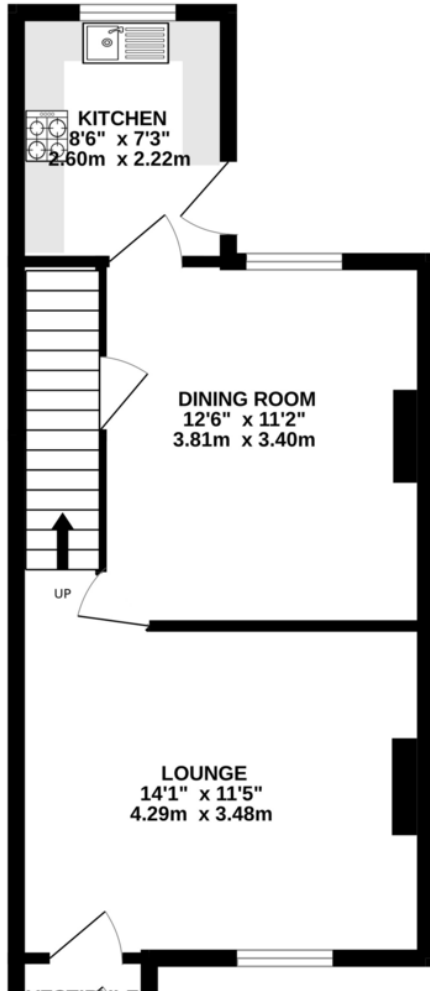
To the side of the property is a detached garage and hard standing providing off road parking.

There is a further substantial area which has been part dug out with wall surround and raised lawned area

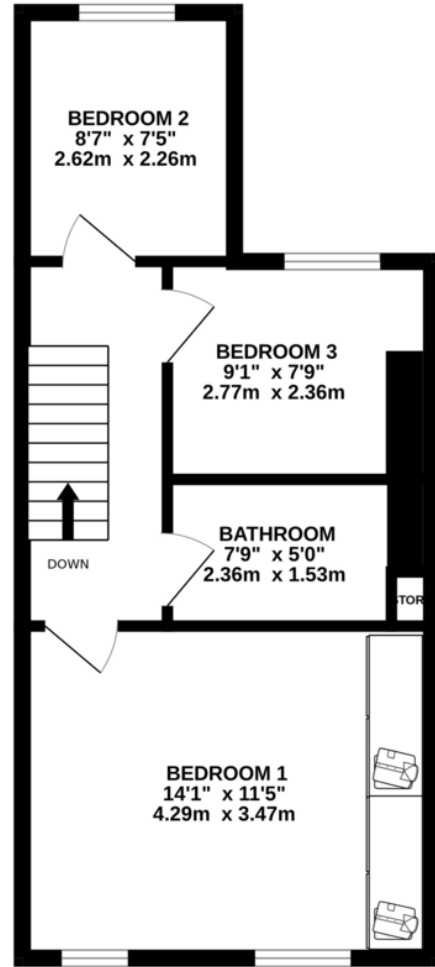
PLEASE NOTE

The current vendors would be interested in renting the current property from the new owners - if the owners were looking to let the property.

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.