



YOUR MOVE

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Stratford Avenue, Rochdale,
Lancashire

Guide £169,000

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DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION STARTING BID £169,000 PLUS RESERVATION FEE. Need a mortgage? Come and speak to our financial advisor! This property is for sale by the Modern Method This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to the Modern Method of Auction, which is operated by The South Yorkshire Property Auction powered by Iam-sold Ltd. THREE FLOORS, TWO RECEPTION ROOMS AND FOUR BEDROOMS including the addition of a SAUNA AND GYMNASIUM. EPC Grade E. A copy of the EPC will be available on request.

LOCATION

Conveniently placed for superb local amenities, supermarkets and schools. Situated off the A58, Manchester Road which acts as a superb commuter link and Mandale Park also located nearby adding extra outdoor space.

OUR VIEW

Deceptively spacious is the best way of describing this four bedroom family home. Set in a fantastic location and maintained internally to a high standard with the addition of the gymnasium and sauna, this is a property that really has to be viewed to be fully appreciated.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

RECEPTION ROOM

KITCHEN DINING

UTILITY/GYMNASIUM

SAUNA/SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM THREE

FAMILY BATHROOM

BEDROOM TWO

SECOND FLOOR

LANDING

BEDROOM FOUR

BEDROOM ONE

OUTSIDE

DIMENSIONS

Lounge

6.30m x 3.50m (20'8" x 11'6")

Reception Room

4.60m x 4.60m (15'1" x 15'1")

Kitchen Dining

6.70m x 3.30m (22'0" x 10'10")

Utility/Gymnasium

3.80m x 2.80m (12'6" x 9'2")

Sauna/Shower Room

3.80m x 2.80m (12'6" x 9'2")

Bedroom Three

4.30m x 3.60m (14'1" x 11'10")

Family Bathroom

2.60m x 2.80m (8'6" x 9'2")

Bedroom Two

4.50m x 3.80m (14'9" x 12'6")

Bedroom Four

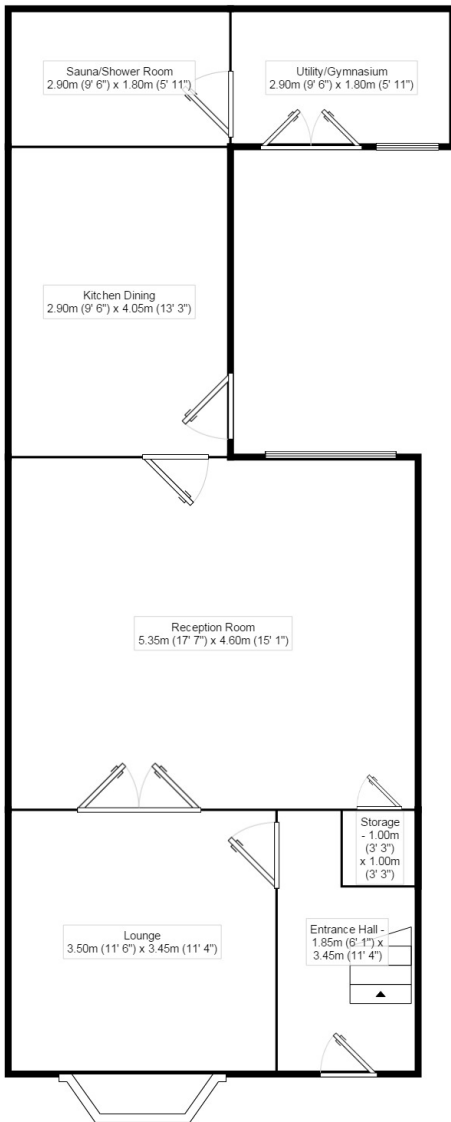
2.80m x 3.80m (9'2" x 12'6")

Bedroom One

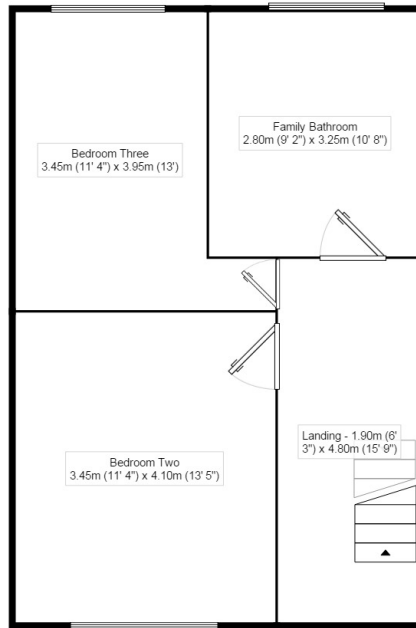
5.90m x 4.00m (19'4" x 13'2")



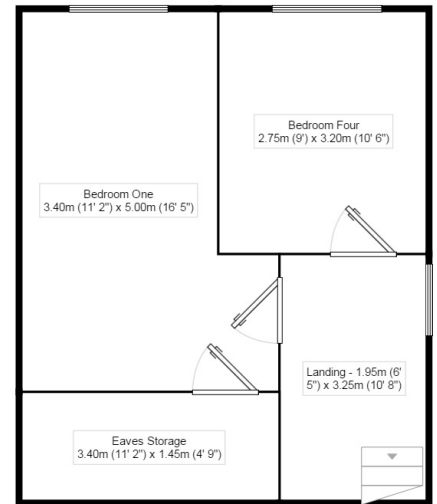
Ground Floor
Floor Size: 65.3 m², 702.4 ft²



First Floor
Floor Size: 43.1 m², 463.6 ft²



Second Floor
Floor Size: 34.5 m², 371.4 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.

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*Source: Hitwise Nov 2011.

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