



2 Hansby Close
Oldham

STARTING BID £145,000
PLUS RESERVATION FEE

- For Sale by Auction T&C Apply
- Subject to Undisclosed Reserve
- Reservation Fee Applicable
- The Modern Method Of Auction
- Three Bed Detached
- Two Reception Rooms
- Gardens, Garage, Drive
- EPC Rating-C



FOR SALE BY MODERN METHOD OF AUCTION: STARTING BID £145,000 PLUS RESERVATION FEE. This well presented and tastefully decorated three bedroom detached property benefits from gas central heating, double glazing and off road parking by means of a driveway and garage. The living accommodation comprises: entrance vestibule, cloaks/w.c., dining room, fitted kitchen and lounge to the ground floor. There is master bedroom with ensuite, two further bedrooms and bathroom to the first floor. Externally there is a garden forecourt and an enclosed garden with large lawn area and flagged patio.

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 Acknowledgment 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 which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by

the Lancashire Property Auction powered by lam-sold Ltd

To view or make a bid contact Kirkham Property or visit www.kirkham-property.co.uk

ENTRANCE VESTIBULE

With uPVC double glazed entrance door, fitted carpeting, radiator.

CLOAKS/W.C.

With two piece suite comprising wash hand basin, low level w.c., fitted carpeting, radiator, obscure window.

DINING ROOM

13' 0" x 9' 1" (3.96m x 2.77m) With fitted carpeting, radiator, under stairs storage, uPVC double glazed window.

KITCHEN

10' 11" x 9' 1" (3.33m x 2.77m) With fitted wall and base units, work tops, electric oven, gas hob, extractor, one and a half bowl stainless steel sink unit, plumbed for washing machine, splash back tiling, radiator, vinyl floor covering, uPVC double glazed window, uPVC double glazed door.

LOUNGE

14' 0" x 11' 0" (4.27m x 3.35m) With fitted carpeting, radiator, patio doors.

FIRST FLOOR LANDING

With fitted carpeting, access to the loft.

BEDROOM ONE

13' 0" x 9' 10" (3.96m x 3m) With built in wardrobes, carpeting, radiator, uPVC double glazed window.

ENSUITE SHOWER ROOM

7' 0" x 4' 0" (2.13m x 1.22m) With two piece suite

comprising wash hand basin, low level w.c., shower cubicle, electric shower, fitted carpeting, radiator, obscure window.

BEDROOM TWO

14' 0" x 9' 0" (4.27m x 2.74m) With built in wardrobes, fitted carpeting, radiator, storage cupboard, uPVC double glazed window.

BEDROOM THREE

13' 0" x 8' 0" max (3.96m x 2.44m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., tiled walls, obscure window.

EXTERNALLY

There is a garden forecourt with lawn and an enclosed rear garden with large lawn area and flagged patio. Off road parking is by means of a drive and garage.

ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: D

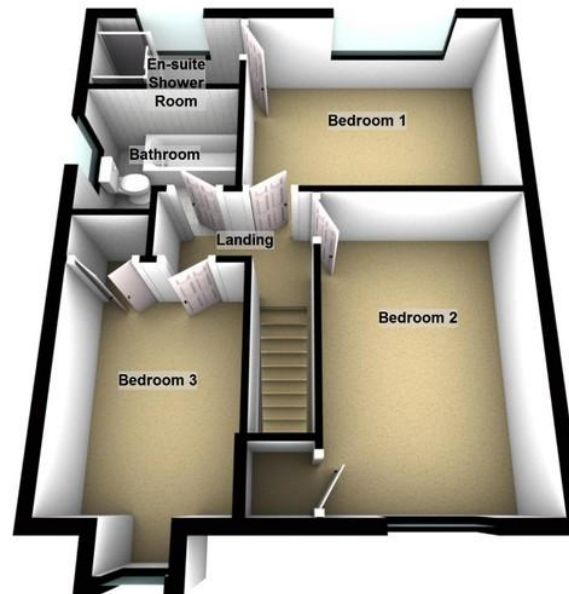
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

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