



14 Ashdene Close

Chadderton, Oldham

Starting Bid £84,950 +
Reservation Fee

- For Sale by Auction-T&C Apply
- Subject to Undisclosed Reserve
- Reservation Fee Applicable
- The Modern Method of Auction
- View, Bid, Buy
- Three Bedroom End Quasi Semi
- Detached Garage
- EPC Rating - D



**SOLD BY MODERN METHOD OF AUCTION:
STARTING BID £84,950 PLUS RESERVATION FEE:**

Offered for sale with vacant possession and therefore no chain involved is this three bedroom, end quasi semi detached property with off road parking by means of a detached garage. The living accommodation comprises: entrance porch, hallway, spacious lounge with bay window, dining room and kitchen to the ground floor. There are three bedrooms, two with fitted wardrobes, and shower room to the first floor. Externally there is a walled garden to the front and an enclosed, low maintenance, rear garden. The property benefits from gas central heating and double glazing. Ideally located for access to the motorway network.

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 PORCH

With uPVC double glazed entrance door, wood floor, uPVC double glazed door leading to the hall.

HALLWAY

With under stairs storage cupboard.

LOUNGE

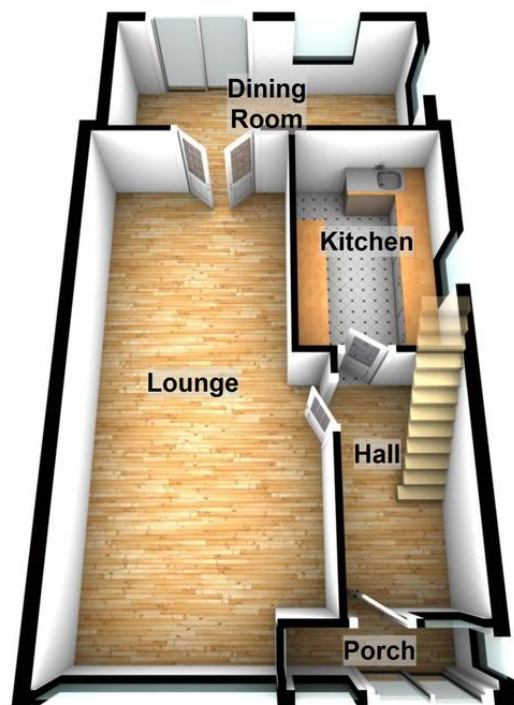
24' 11" x 11' 6" (7.59m x 3.51m) With fire surround, gas fire, two radiators, bay window, carpeting and curtains, French doors leading to the dining room.

DINING ROOM

16' 0" x 7' 11" (4.88m x 2.41m) With laminate floor covering, radiator, patio doors with blinds and curtains.

KITCHEN

Ground Floor



First Floor



12' 0" x 7' 0" (3.66m x 2.13m) With fitted wall and base units, work tops, one and a half bowl sink unit, plumbed for washing machine, gas cooker point, splash back tiling, tiled floor, window.

FIRST FLOOR LANDING

With fitted carpeting, access to a boarded loft via pull down ladders.

BEDROOM ONE

11' 0" x 8' 0" (3.35m x 2.44m) With fitted wardrobes, laminate floor covering, radiator, window.

BEDROOM TWO

10' 0" x 9' 0" (3.05m x 2.74m) With fitted wardrobes, fitted carpeting, window.

BEDROOM THREE

7' 0" x 6' 10" (2.13m x 2.08m) With fitted storage cupboard, fitted carpeting, radiator, window.

SHOWER ROOM

With two piece suite comprising low level w.c., wash hand basin, corner shower, chrome towel radiator, non slip flooring, ceiling spotlights, extractor fan, and obscure window.

EXTERNALLY

Off road parking is by means of a detached garage. There is a low maintenance, flagged rear garden with timber store shed.

ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: A

Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

chadderton@kirkham-property.co.uk

0161 626 5688

Out of hours telephone service

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 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