



Birch Avenue
Oldham

Starting Bid £100,000

- For Sale by Auction - T & C Apply
- Subject To Undisclosed Reserve
- Buyer's Fees Apply
- The Modern Method of Auction
- View, Bid, Buy
- Three Bedroom Semi Detached
- Gardens & Driveway
- EPC Rating - D



For sale by modern method of auction: Starting bid £95,000 plus reservation fee. This is an attractive and spacious three bedroom semi detached house in popular convenient location just off Elm Road off Hollins Road on the Hollins estate. The spacious accommodation briefly comprises: entrance hallway, lounge, dining room and kitchen at ground level with three double bedrooms, bathroom and separate wc at first floor level. The property has the benefit of gas central heating, uPVC double glazing and a solar panel system, details of this can be confirmed in the sellers pack. There are good size gardens to front and rear with driveway parking. There is a brick garden store at rear.

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 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 iam-sold Ltd

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

NOTE

There has been previous issues with the local authority tenant in the adjoining property who does still reside in the property but there is a Injunction Order in place from Manchester County Court. This can be viewed on request.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, fitted carpeting.

LOUNGE

With uPVC double glazed window with fitted blind, radiator, fitted carpeting.

DINING ROOM

With uPVC double glazed patio doors, living flame fire, fitted carpeting, radiator.

KITCHEN

With fitted wall and base units, worktops, stainless steel sink unit, built in oven and hob, extractor fan, plumbed for a washing machine, space for a fridge/freezer, part tiled walls, tiled floor covering, radiator, uPVC double glazed window.

LANDING

BEDROOM ONE

With uPVC double glazed window, fitted wardrobes, dressing table, radiator, fitted carpeting.

BEDROOM TWO

With uPVC double glazed window, fitted wardrobes, fitted carpeting, radiator.

BEDROOM THREE

With uPVC double glazed window, fitted carpeting, radiator.

BATHROOM

Fitted with a two piece suite comprising: panelled bath with shower over, wash hand basin, part tiled walls, radiator, obscure uPVC double glazed window.

SEPARATE WC

With low level w.c, half tiled walls, built in airing storage cupboard, obscure uPVC double glazed window.

EXTERNALLY

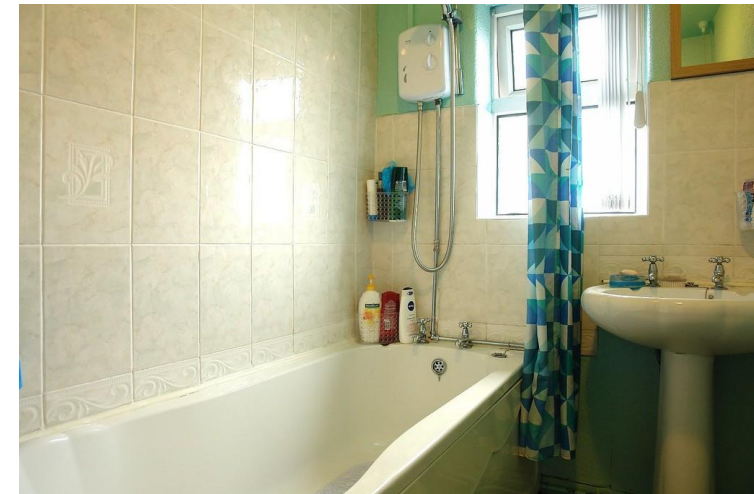
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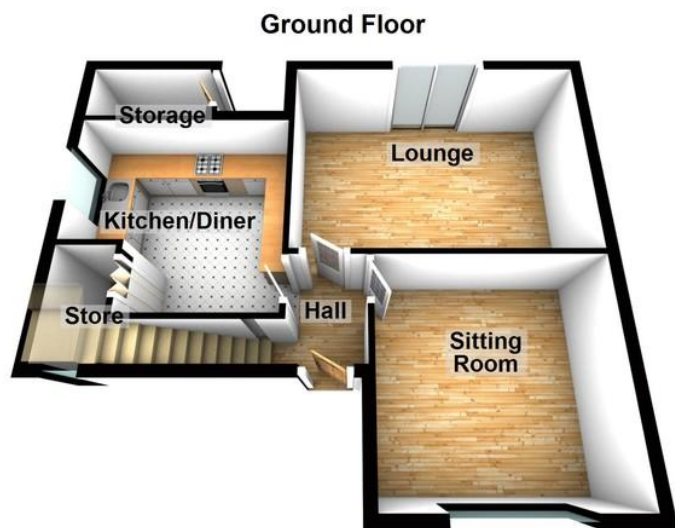
ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.