

KIRKHAM
PROPERTY | LEGAL | FINANCIAL

2 Tilbury Street

Oldham

Starting Bid £115,000 + Reservation Fee

- For Sale by Auction-T & C Apply
- Subject to Undisclosed Reserve
- Reservation Fee Applicable
- The Modern method of Auction
- View, Bid, Buy
- 7 Bed, 2 Reception, 3 Storey End Terrace
- Garage
- EPC Rating- D

FOR SALE BY MODERN METHOD OF AUCTION:STARTING BID £115,000 PLUS RESERVATION FEE: With off road parking by means of a garage with motorised roller shutter door is this extended, seven bedroom, three storey end of terrace property. The living accommodation comprises: entrance hall, hallway, lounge, dining room and kitchen to the ground floor with four bedrooms and bathroom to the first floor. There are a further three bedrooms and second bathroom to the second floor. Useful cellar area with gas and electric meters. Externally there is a rear courtyard. Alley gated to the rear.

AUCTIONEERS COMMENTS

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 from 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 opperated 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

NB - This property comes within a selective licencing area. If your interest is to purchase to let the property, landlords will need to register with Oldham Council.

OMBC website for more details:-

http://www.oldham.gov.uk/info/200260/private_tenants_and_landlords/1450/selective_licensing_of_private_landlords/2

ENTRANCE HALL
With entrance door.

HALLWAY

LOUNGE
14' 10" x 15' 1" (4.52m x 4.6m)
DINING ROOM
15' 3" x 13' 9" (4.65m x 4.19m)
KITCHEN
12' 1" x 8' 11" (3.68m x 2.72m) With fitted wall and base units, work tops, sink unit with drainer.

FIRST FLOOR LANDING

BEDROOM ONE
15' 3" x 13' 4" (4.65m x 4.06m)
BEDROOM TWO
15' 1" x 11' 8" (4.6m x 3.56m)
BEDROOM THREE
8' 11" x 8' 11" (2.72m x 2.72m)
BEDROOM FOUR
7' 6" x 7' 6" (2.29m x 2.29m)
BATHROOM
With three piece suite comprising panelled bath, wash hand basin, low level w.c.

SECOND FLOOR LANDING

BEDROOM FIVE
15' 9" max x 11' 8" (4.81m x 3.57m) With Velux window.

BEDROOM SIX
11' 4" x 8' 6" (3.45m x 2.59m) With Velux window.

BEDROOM SEVEN
8' 11" x 8' 2" (2.72m x 2.49m) With Velux window.

BATHROOM
With three piece suite comprising panelled bath, wash hand basin, low level w.c.

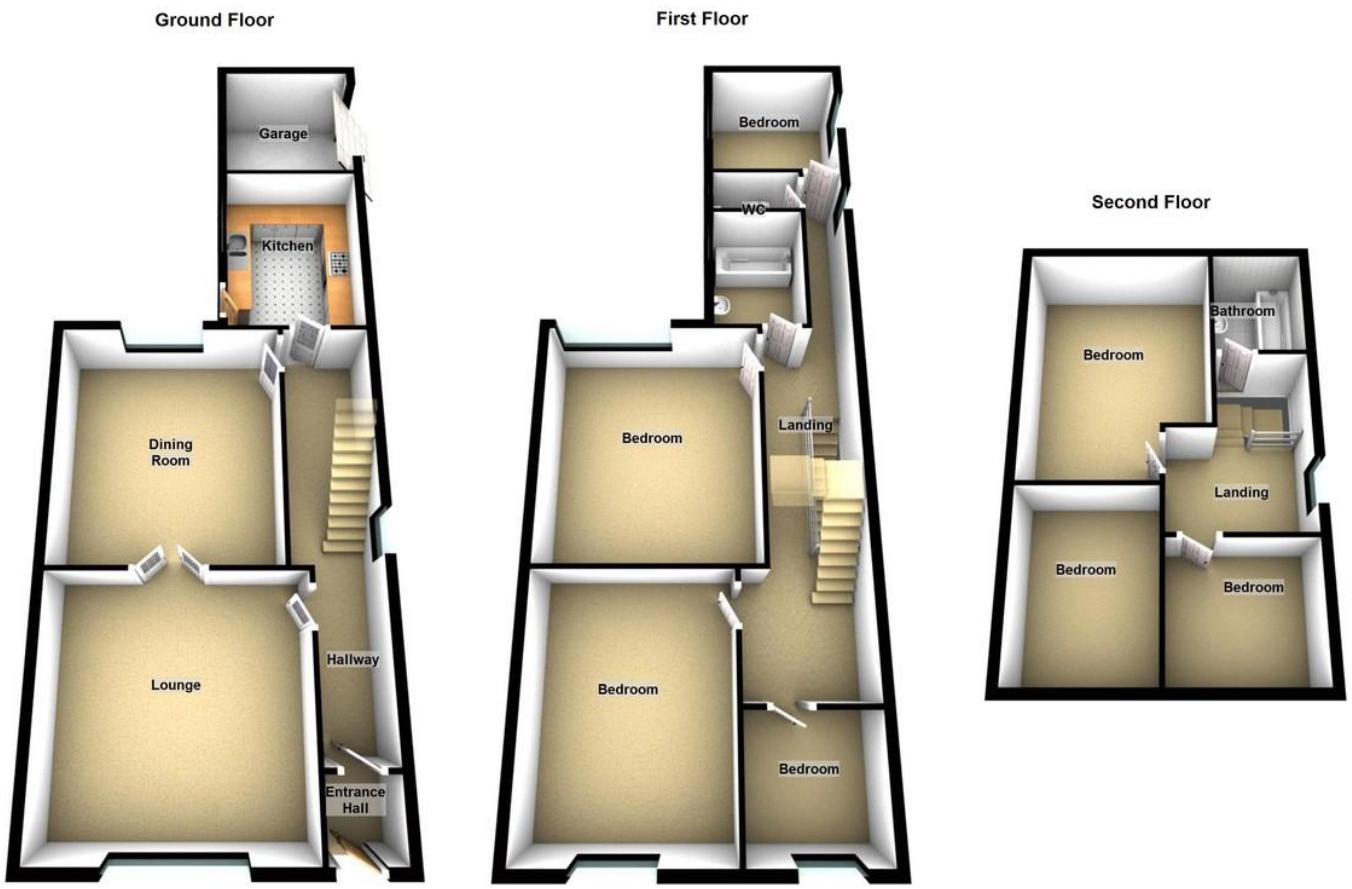
GARAGE
8' 11" x 8' 11" (2.72m x 2.72m) With motorised roller shutter door.

EXTERNALLY
Rear courtyard.

ADDITIONAL INFORMATION
TENURE: Solicitor to confirm details.

COUNCIL BAND:

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Chadderton Office

509 Middleton Road
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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