



Oldham Road

Denshaw, Saddleworth

Starting Bid £185,000

- For Sale by Auction - T&C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee Applicable
- The Modern Method of Auction
- Stone End Cottage
- Two Bedrooms Plus Loft Room
- Countryside Views Front & Rear
- Energy Rating D



For sale by Modern Method of Auction. Starting Bid Price £185,000 plus Reservation Fee. Kirkham Property are pleased to offer to the market this spacious stone cottage with plenty of period features. Positioned with a great outlook from the front. All day to day amenities are just a short drive away and there are excellent Motorway links to the M62. Great countryside walks are literally on your doorstep from the property. Being sold with no onward chain, this property is for sale by The North West Property Auction powered by iam-property Ltd.

Internally comprising of two bedrooms, a large loft room, three reception rooms including lounge, sitting room and dining room, fitted kitchen with integral appliances and under floor heating in both the Kitchen and bathroom. The property is warmed with gas central heating and double glazed throughout.

Externally, the property has a courtyard garden with open

aspects to the front and the rear. Plenty of parking can be found directly outside the property on street.

ENTRANCE HALL

11' 11" x 3' 2" (3.64m x 0.98m) Accessed through a composite entrance door and with wood floor, uPVC double glazed window and radiator.

LOUNGE

11' 5" x 10' 7" (3.49m x 3.24m) With laminate floor, electric fire, radiator and uPVC double glazed window.

SITTING ROOM

13' 0" x 11' 3" (3.98m x 3.45m) With feature fire place, storage room with boiler, carpeted flooring, radiator and uPVC double glazed window.

KITCHEN

9' 11" x 11' 2" (3.04m x 3.41m) With wall and base units,

Belfast sink, granite work tops, extractor hood, integrated fridge freezer, integrated dishwasher, splash back tiling, under floor heating, laminate flooring, uPVC double glazed window.

DINING ROOM

8' 6" x 8' 0" (2.60m x 2.44m) With fitted carpeting, two double glazed windows, radiator, pleasing rear views.

CLOAKROOM/WC

4' 11" x 2' 5" (1.52m x 0.76m) Comprising hand wash basin, low level WC and underfloor heating.

REAR PORCH/LEAN TO

16' 8" x 3' 9" (5.09m x 1.16m) With uPVC double glazed door with access to the lean to, tiled floor, plumbing for washing machine, electricity supply, wood and brick walls and door leading to the back garden.

FIRST FLOOR LANDING

13' 3" x 4' 7" (4.04m x 1.41m) With fitted carpet, feature stone wall, under stairs storage and door leading to loft room.

BEDROOM

13' 0" x 7' 8" (3.97m x 2.36m) With fitted carpet, radiator, original feature fireplace, uPVC double glazed window with great rear views.

BEDROOM

11' 6" x 9' 1" (3.52m x 2.77m) With fitted carpet, radiator, original fireplace and uPVC double glazed window offering far reaching countryside views.

BATHROOM

8' 8" x 5' 0" (2.66m x 1.53m) With bath, shower cubicle, vanity wash hand basin, low level wc, feature exposed stone wall, underfloor heating, uPVC double glazed obscure

window.

LOFT ROOM

16' 6" x 12' 5" (5.04m x 3.80m) With Velux window, carpeting, radiator, exposed stone wall and storage in eaves.

EXTERNAL

At the rear of the property is an enclosed yard with steps leading to a further garden space including shrubs. Views of open fields are seen from the rear.

ADDITIONAL INFORMATION

TENURE: Freehold - solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamproperty Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an





identification verification process with iamproperty and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamproperty.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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