



# Woodfield Close, Oldham

Guide Price £100,000

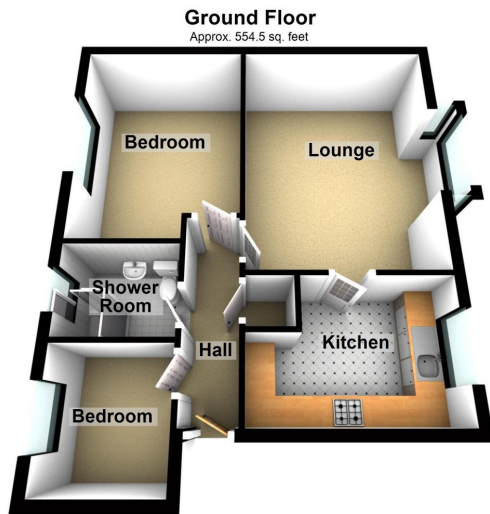
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- Detached Bungalow
- Brand New Kitchen
- No Chain/Vacant Possession
- Subject To An Undisclosed Reserve Price
- Two bedrooms
- Peaceful Location
- For Sale By Modern Method Of Auction - T&C's apply
- EPC - D



Offered for sale with NO CHAIN therefore VACANT POSSESSION is this two bedroom detached true bungalow available to OVER 55'S ONLY. For Sale by Modern Method of Auction with a starting bid of £100,000 plus reservation fee. The property has just had a brand new kitchen with new appliances, brand new electric storage heaters throughout and has been freshly decorated. Ideally suited to those who are looking to downsize the property is situated close to excellent local transport links to both Manchester and Oldham centre. Internally the property comprises of entrance hallway with storage cupboard, lounge, kitchen, two bedrooms (master with fitted wardrobes), fitted kitchen and modern shower room. Externally there is a brick built storage shed and pleasant, well kept communal gardens along with an allocated parking space. The property also has the added benefit of being triple glazed.



Total area: approx. 554.5 sq. feet

**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, iamsold 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 (for standard Grade 1 properties). 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 iamsold 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 iamsold.

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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