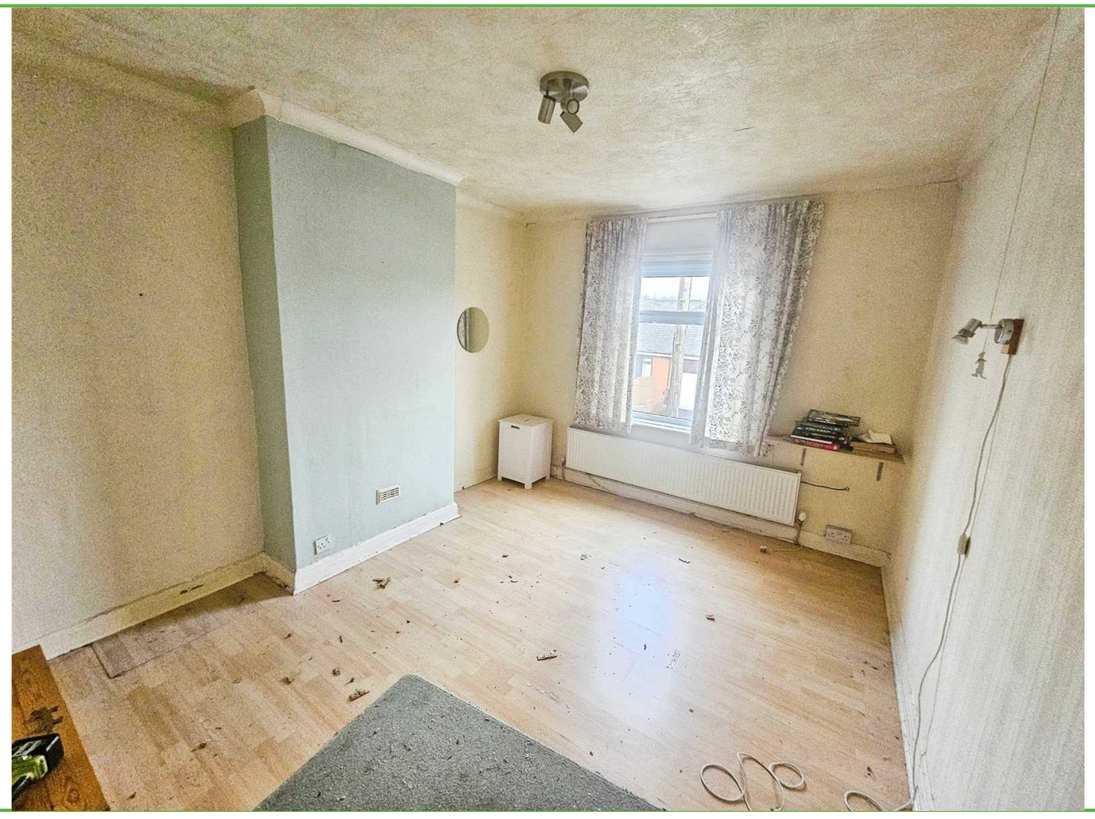
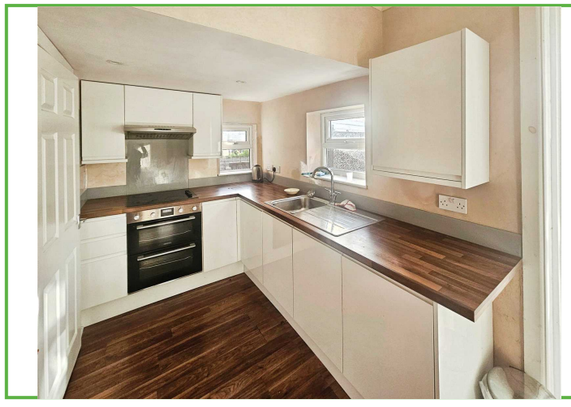


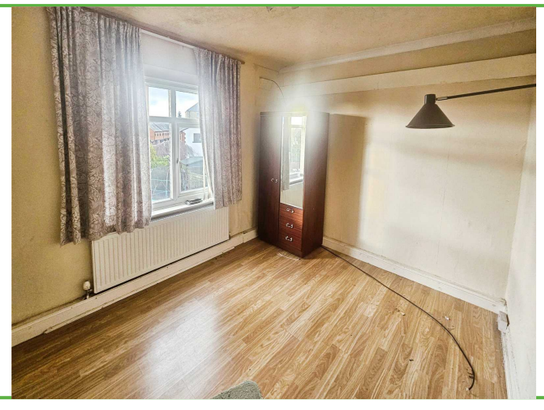


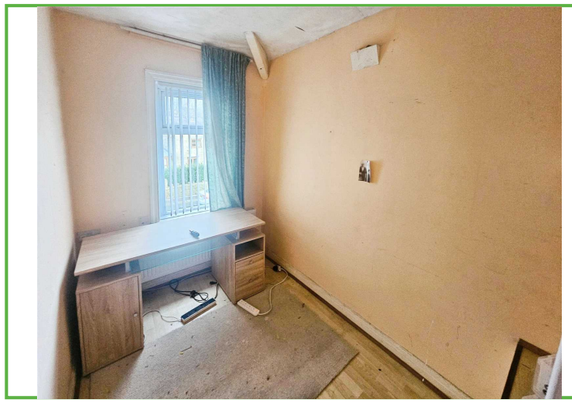












Old Lane, Bury, Greater Manchester, BL9

Guide Price: £170,000

Tenure: Leasehold

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The Property Ombudsman

Old Lane, Bury, Greater Manchester, BL9

Guide Price: £170,000 Tenure: Leasehold

Council Tax Band: B
EPC Rating: C
Local Authority: Bury Metropolitan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This three-bedroom end of terrace house is for sale in a sought-after area of Bury, offering a practical layout suited to first-time buyers and families. Neutrally decorated throughout, the property includes one reception room, a kitchen with dining space, and a useful utility room.

The reception room benefits from large windows, allowing good natural light, and features a log burner. The kitchen also enjoys natural light and has space for dining, with the adjoining utility room...

Auction Terms & Conditions
Auctioneer 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. 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

Entrance Hall
Staircase leading to the first floor. Meter cupboard. Radiator and ceiling light.

Living Room
13'6" (4.11) into recess x 11'4" (3.45)
Log burner set into the chimney breast. Double glazed window over looking the front garden. Two radiators and ceiling light. Doorway access leading into the dining kitchen.

Dining Kitchen
16'10" (5.13) x 10'5" (3.18) into recess
Fitted with a range of wall and base units, matching worktops with built in stainless steel sink unit. Integrated ceramic four ring Lamona hob with a Kenwood electric oven and grill, plus extractor hood over. Two Double glazed windows, along with double glazed French doors which provide access to the rear garden. Laminate flooring, ceiling light and spot lighting. Door leading into the utility.

Utility Room
Plumbing for an automatic washing machine. Wall mounted boiler to ground level. Double glazed window. Spot light to the ceiling.

Landing
Access to all three bedrooms and shower room. Double glazed window. Ceiling light.

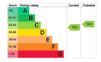
Bedroom One
13' (3.96) x 10'7" (3.23) into recess
Double glazed window. Laminate flooring. Radiator and ceiling light.

Bedroom Two
10'7" x 8'11" (3.23m x 2.72m)
Double glazed window over looking the rear garden. Laminate flooring. Radiator and ceiling light. Loft hatch access.

Bedroom Three
9'11" x 5'11" (3.02m x 1.8m)
Double glazed window. Laminate flooring and ceiling light.

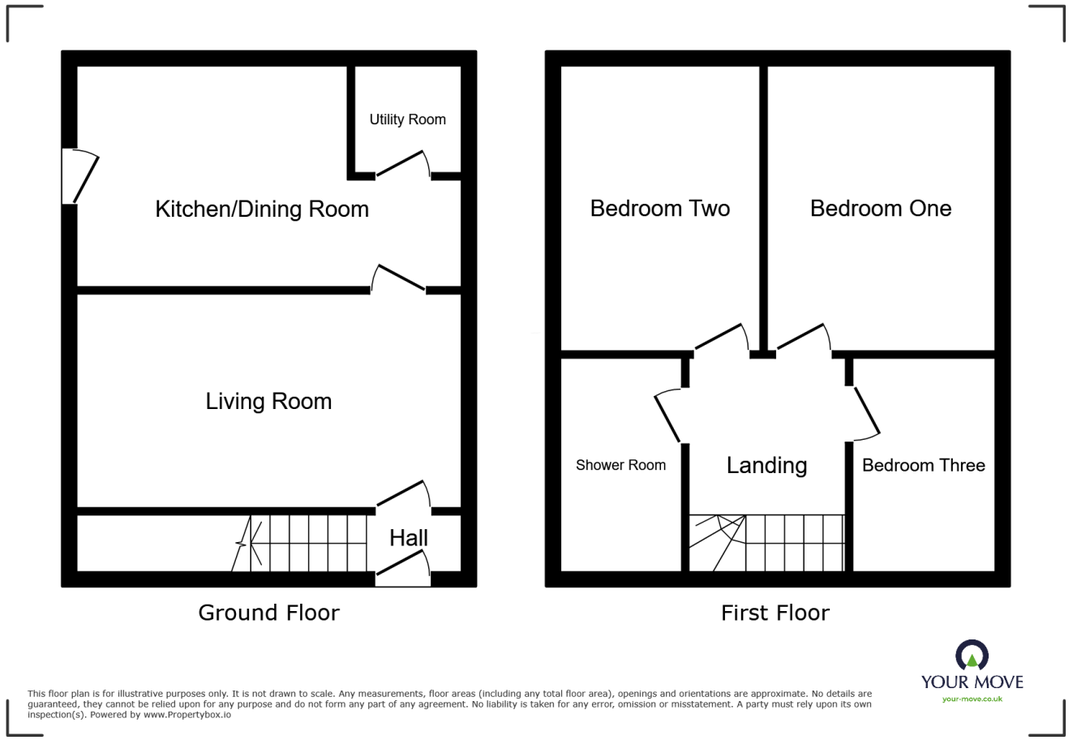
Shower Room
5'9" x 5'9" (1.75m x 1.75m)
Three piece suite comprising of a shower cubicle, W/C and wash hand vanity unit. Complimentary tiling to the walls and floor. Towel radiator. Spot lighting.

Outside
To the front of the property is a garden area which is currently laid with stones. Access to the driveway and garage via wrought iron gates. There is also gated access leading to the rear of the property.
To the rear is a garden and patio area stocked with mature plants and shrubs with a fence boundary wall.



For full EPC please contact the branch.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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