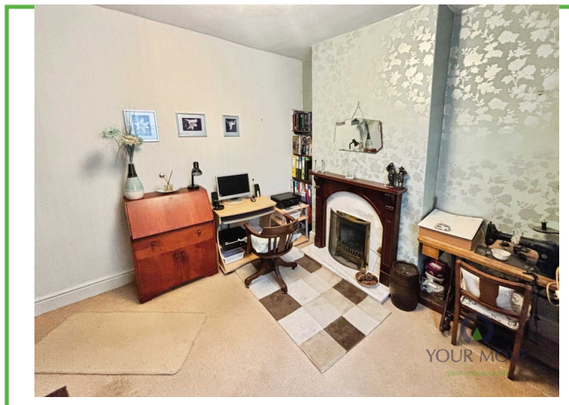
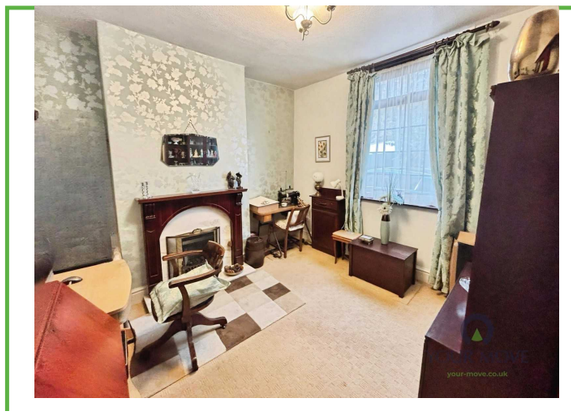
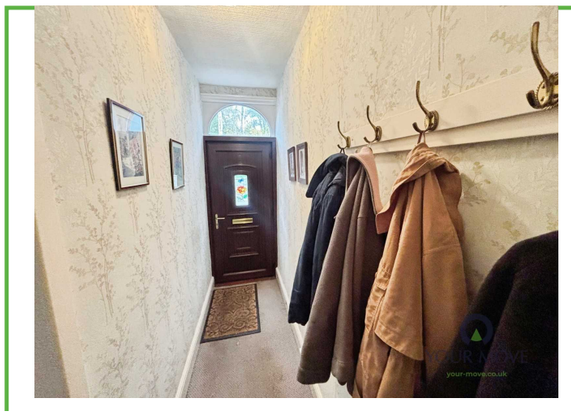


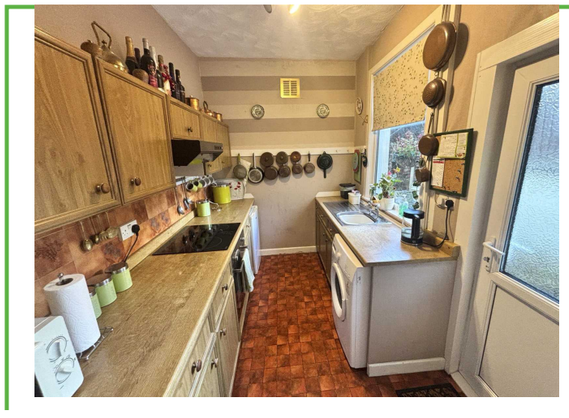


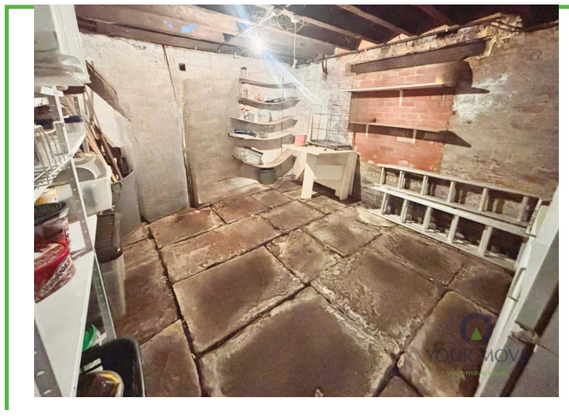












Spring Lane, Radcliffe,
Manchester, Greater Manchester,
M26

Guide Price: £100,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Spring Lane, Radcliffe, Manchester, Greater Manchester, M26

Guide Price: £100,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: E
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

EPC RATING-E LEASEHOLD.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price...

Auctioneers note
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entance Hallway
Access to the ground floor rooms, stairs to the landing.

Reception Room
11'2" x 11' (3.4m x 3.35m)
Feature fire place, uPvc double glazed window to the front elevation.

Living Room
14'5" x 14'7" (4.4m x 4.45m)
Gas fire, uPvc double glazed window to the rear elevation, access to the cellar room.

Cellar room
13'6" x 11'1" (4.11m x 3.38m)

Kitchen
10'2" x 6'9" (3.1m x 2.06m)
A range of wall and base units with a complementary work surface, single drainer and sink, spaces for appliances, uPvc double glazed window and door to the side elevation, integrated oven and hob.

First Floor

Landing

Bedroom
14'8" x 8' (4.47m x 2.44m)
Gas wall heater, uPvc double glazed window to the front elevation.

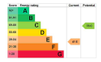
Bedroom
11'8" x 14'6" (3.56m x 4.42m)
uPvc double glazed window to the rear elevation, gas wall heater, storage.

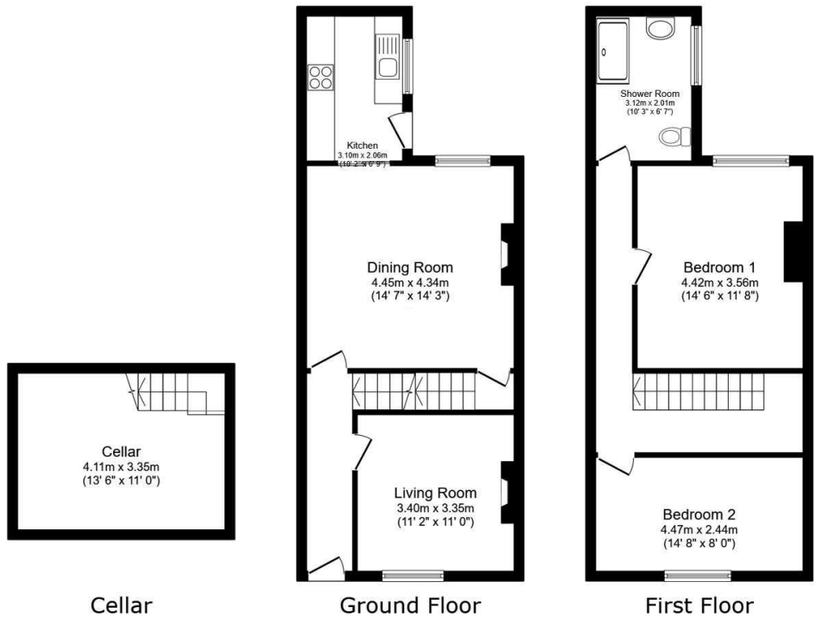
Bathroom
10'3" x 6'7" (3.12m x 2m)
Stand in double shower, pedestal hand wash basin, low level flush wc, uPvc double glazed frosted window to the side elevation.

External
Enclosed yard to the rear with gated access, outside tap and storage outhouse.

Tenure
Title Number GM662461
Last Sold Date -
Tenure Leasehold
Last Sold Price -
Restrictive Covenants
No
Last Sold £/ft2 -
Lease Start Date 29/09/1871
Lease End Date 29/09/2870
Lease Term 999 years from 29 September 1871
Lease Term Remaining 844 years

Council Tax
Bury MBC BAND A


For full EPC please contact the branch.



Total floor area: 105.3 sq.m. (1,133 sq.ft.)

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

YOUR MOVE

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.