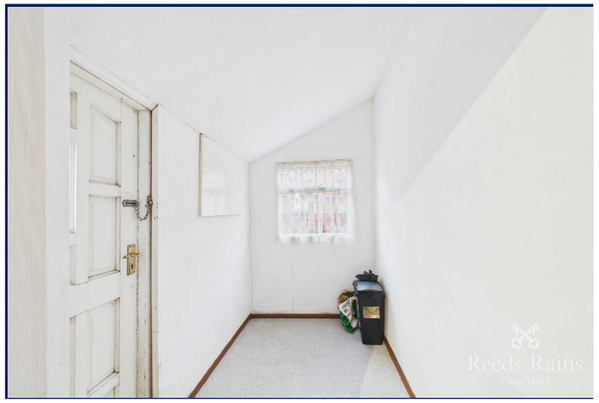
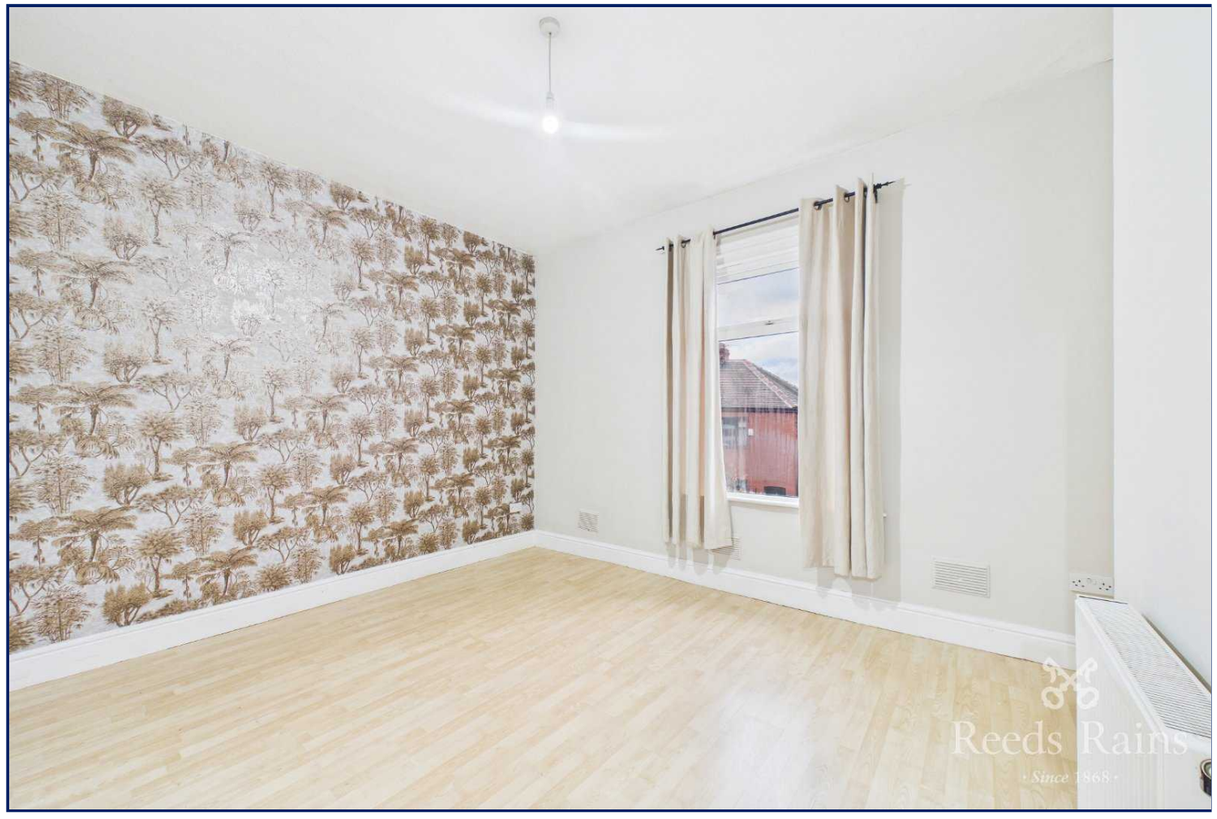
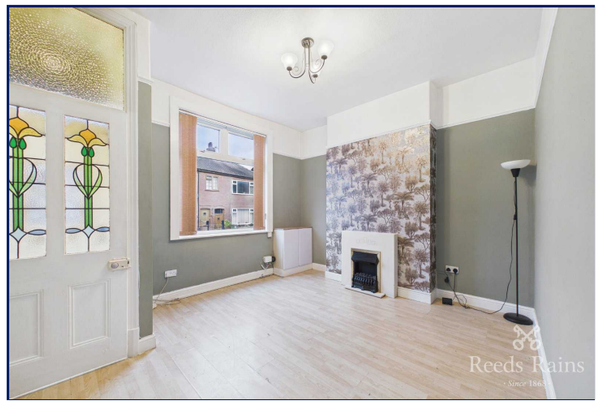


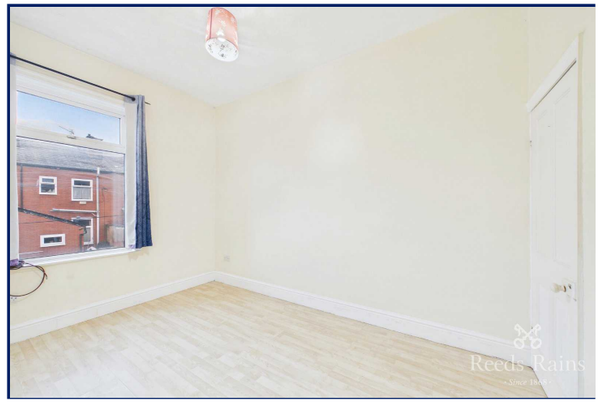


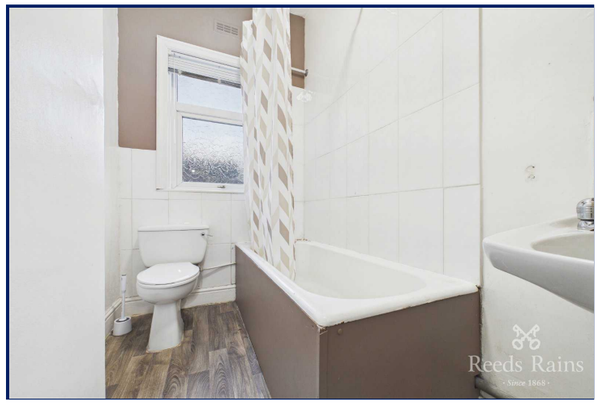












Tom Shepley Street, Hyde, Greater Manchester, SK14

Offers Over: £140,000
Leasehold

Reeds Rains

reedsrains.co.uk

Tom Shepley Street, Hyde, Greater Manchester, SK14

Offers Over: £140,000 Leasehold

Council Tax Band: A
EPC Rating: E

Discover this inviting two-bedroom garden-fronted terrace, perfectly placed close to Hyde town centre, local shops and excellent transport links. Whether you're taking your first step onto the property ladder or adding a promising investment to your buy-to-let portfolio, this lovely home is ready to welcome you.

Vestibule
With double glazed door to front aspect.

Lounge
With double glazed window and radiator.

Kitchen/dining Room
A range of units with integrated hob and oven. Plumbing and space for washing machine. Double glazed window to rear aspect and door to lean to. Radiator.

Lean To
Door leading to the yard.

First Floor

Bedroom
With double glazed window and radiator.

Bedroom
With double glazed window and radiator.

Bathroom/wc
A three piece suite of bath, low level wc and wash basin.

External
Enclosed yard with outbuildings.

Tenure
Leasehold - 999 years from 25 March 1913

Council Tax
Band A

Agents Notes
Agents Note- : 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, iam sold 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 4.50% 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.

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 Reeds Rains.

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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.



For full EPC please contact the branch.



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