



**Your  
Property  
Centre**

Your House Our World



## 26 Tom Shepley Street

Hyde, SK14 2RN

Offers in the region of £130,000

YOUR PROPERTY CENTRE are delighted to bring to market via MODERN METHOD AUCTION this spacious two bedroom property. Located close to Hyde town centre this property offers an abundance of local amenities and serviced by M67 network plus various train stations.

Tom Shepley Street is ideally situated for those who like to explore the outdoors as just a short distance away you can access Wemeth Low Country Park, the location also offers great access to numerous leisure facilities.

On entering the property you are greeted by a vestibule leading to the living room then onto kitchen diner plus small utility room. Upstairs there is a large master bedroom plus second bedroom with a family 3 piece bathroom plus over bath electric shower. Outside the front has a small paved area and yard to the rear, on street parking no permit required.

This property would benefit from some internal modernisation and is ideal for a first time buyer looking to make their mark or a landlord looking to add to their existing portfolio.

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.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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.

- 2 BEDROOM MID TERRACE
- PRIVATE REAR YARD
- CLOSE TO HYDE CENTRE, PLUS BUS, RAIL AND MOTORWAY LINKS
- ACCESS TO THE COUNTRYSIDE
- IDEAL FOR FIRST TIME BUYERS / LANDLORDS
- SPACIOUS KITCHEN DINER

### Viewing

Please contact our Your Property Centre Office on 0161 343 2530 if you wish to arrange a viewing appointment for this property or require further information.



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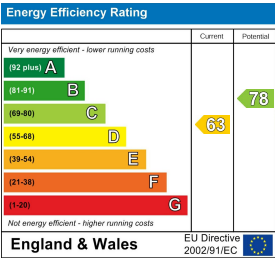
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.