



**Your  
Property  
Centre**

Your House Our World

16 Warrington Street, Ashton-under-Lyne, OL6 6AS

0161 343 2530

info@yourpropertycentre.co.uk



## 27 Shaw Road

, Newhey, OL16 4LU

£80,000

**FOR SALE BY MODERN METHOD OF AUCTION.** Your Property Centre are pleased to bring to market this charming and spacious one bedroom mid terrace property being sold part way through refurbishment. Ideal investment opportunity for any buy to let investor.

The accommodation briefly comprises living room and kitchen diner to the ground floor then one spacious bedroom plus family bathroom upstairs. Outside the property is garden fronted and there is a communal area to the rear plus on street parking.

This property is located in a popular area positioned to benefit from local amenities in abundance plus being on the cusps of the countryside.

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 4.5% 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

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- CHAIN FREE
- VILLAGE LOCATION
- INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND A

### 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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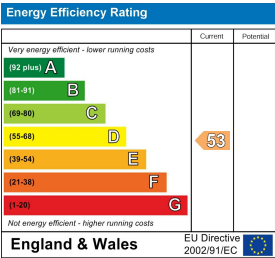
Floor Plan



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.