

71 Broad Lane, Rochdale, OL16 4PL

Start Bids £160,000

KIRKHAM
PROPERTY | LEGAL | FINANCIAL

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Offered for sale by Modern Method of Auction with a starting bid of £160,000 plus reservation fee - AUCTION END DATE 16TH NOVEMBER, a Four Bedroom, Weavers Cottage with NO CHAIN therefore vacant possession on completion - Over 1800 Sq Ft of living space.

Set over 4 floors is this incredible property that needs to be viewed to appreciate the scale of the wonderful home.

Accommodation comprising: Entrance vestibule, cosy lounge and a good size kitchen/dining room,

To the first floor there are two double bedrooms and a bathroom.

To the second floor there is a large double bedroom to the front and a massive open plan bedroom/lounge to the rear with a mezzanine above, offering versatile living.

Externally there is on road parking and a private garden to the rear.











ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: D - Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Material Information Pack Available On Request.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to

the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/ Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





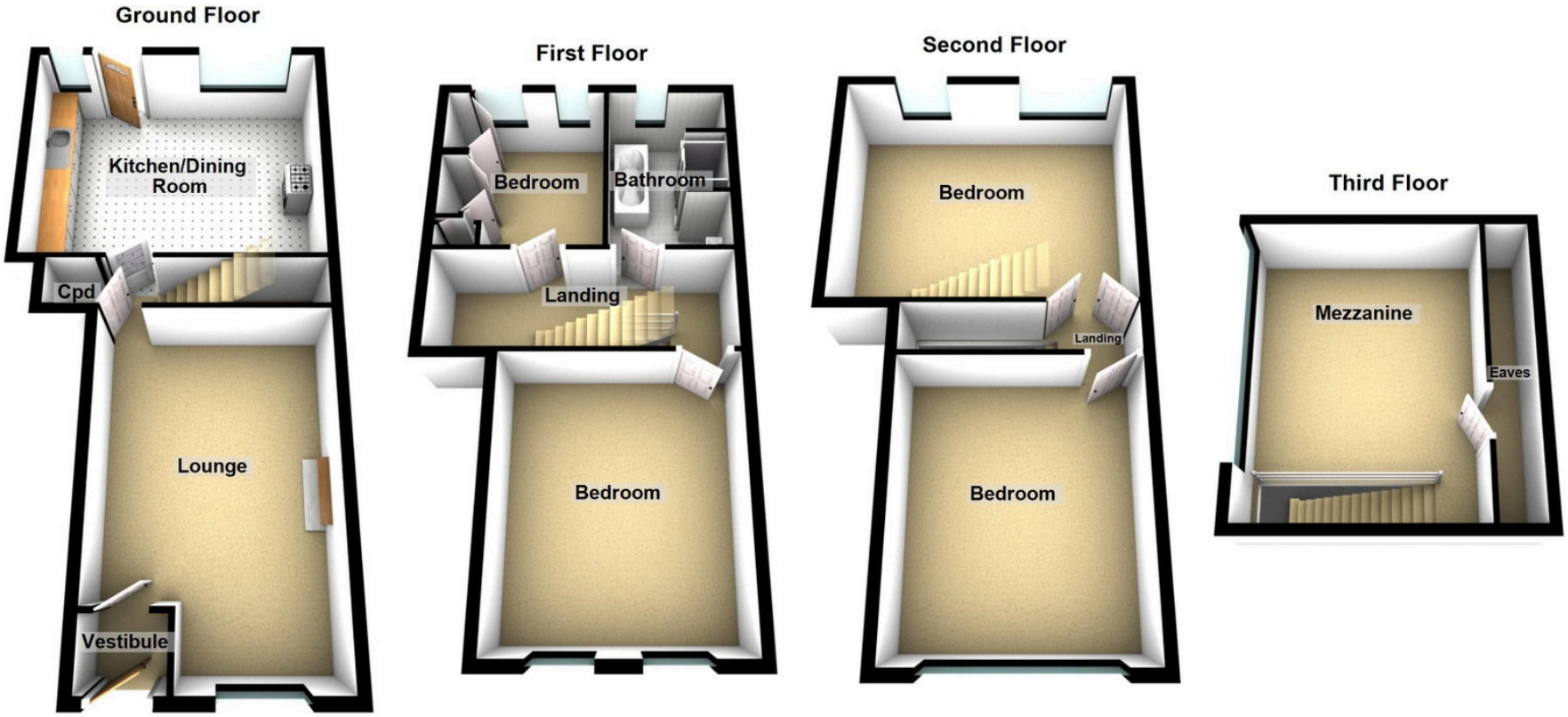



NAYLOR'S
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