



135 Ascot Avenue, Sale, M33 4GT

This property is for sale by Modern Method of Auction powered by iamsoild LTD - Starting Bid £210,000 + Reservation Fee. Three bedroom mid terrace property positioned in a quiet location off the main road within easy reach of Sale Town Centre, schools, amenities and transport links. This family home has been occupied by the same owner since build, with scope for modernisation throughout and well proportioned accommodation over two floors.

Freehold. Council Tax Band A. EPC Rating Awaited.

£210,000 By Auction

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Auctioneer Comments

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, iamsoild 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 iamsoild 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

Referral Arrangement

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 iamsoild. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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.

Ground Floor

The ground floor comprises: entrance hall, lounge, kitchen diner, WC and various store cupboards.

Lounge

17'8" x 11'9"

Kitchen Diner

9'2" x 17'8"

Downstairs WC

5'10" x 2'11"

First Floor

The first floor comprises: three bedrooms, shower room and store cupboard housing the boiler.

Master Bedroom

11'9" x 10'9"

Bedroom Two

9'2" x 12'5"

Bedroom Three

7'10" x 7'2"

Shower Room

5'4" x 8'0"

Externally

There are gardens to the front and rear of the property. Enclosed with timber fencing and gate to access the walkway leading to Ascot Road. Shared carpark for residents.

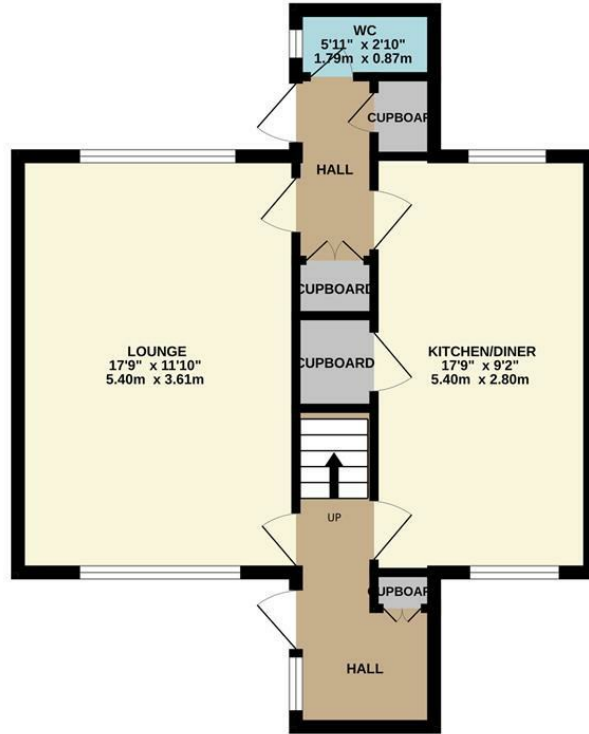


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

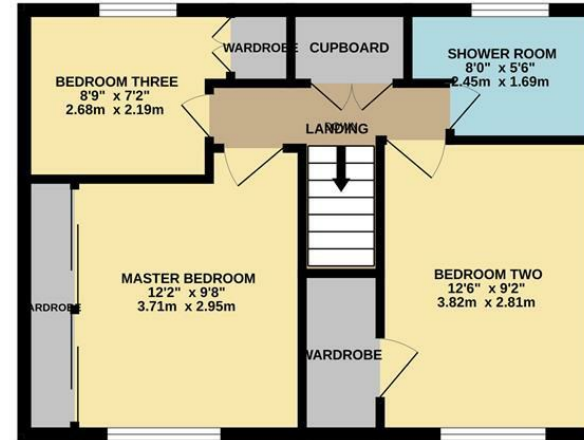
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk
www.jordanfishwick.co.uk

