



31 Ashton Street, Glossop, Derbyshire, SK13 8JP

**** For sale by Modern Method of Auction; Starting Bid Price £140,000 plus Reservation Fee ****

With scope for some updating and further improvement, a stone built end terraced house, within only half of a mile from the town centre and railway station, offered for sale with No Onward Chain. With gas central heating, pvc double glazing and comprising an entrance vestibule, front lounge, separate dining room and small kitchen outtrigger, three first floor bedrooms and a bathroom with shower. Walled frontage and South facing rear yard with garden store. Energy Rating D

This property is offered for sale through the Modern Method of Auction which is operated by Iam-Sold Limited

Auction Guide £140,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Auctioneers Comments

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 £349.00 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 4.5% 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.

Services may be recommended by the Agent or Auctioneer in which they will

receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Directions

From our office on High Street West proceed in an Easterly direction, once at the central traffic lights turn right onto Victoria Street, follow the road up the hill and round to the left onto Charlestown Road, and then turn right onto Ashton Street and the property is on the left hand side.

GROUND FLOOR

Vestibule

Double glazed composite front door, glazed door leading through to:

Lounge

14'4 x 14'0 (less vest & chimney breast)

Pvc double glazed front window, fitted gas fire and fire surround, central heating radiator, gas and electric meter cupboards a door through to:

Dining Room

14'0 x 9'7 (plus stairs)

Pvc double glazed rear window, central heating radiator, understairs cupboard and door through to:

Kitchen

9'1 x 5'4

Pvc double glazed rear window and external rear door, single drainer stainless steel sink unit, gas cooker point, base and wall cupboards, central heating radiator

FIRST FLOOR

Landing

Bedroom One

14'1 x 8'2

Pvc double glazed front window and central heating radiator.

Bedroom Two

9'6 x 9'2 (plus recess)

Pvc double glazed rear window, central heating radiator and boiler cupboard, access to the loft space.

Bedroom Three

10'1 x 5'8

Gable window and central heating radiator.

Bathroom

A white panelled bath with Redring electric shower over, pedestal wash hand basin and close coupled wc, pvc double glazed rear window.

OUTSIDE

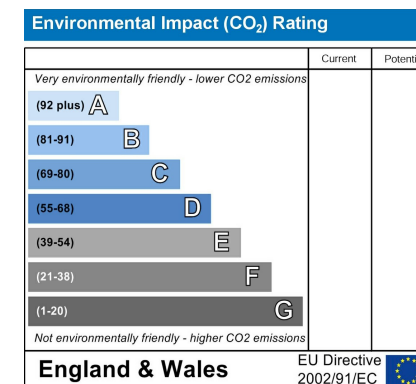
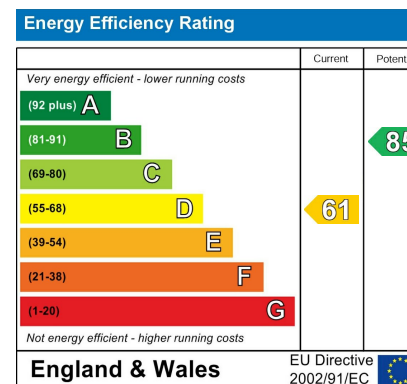
Gardens

The property has a walled frontage and rear yard with brick garden store.

Our ref: Cms/cms/0513/25

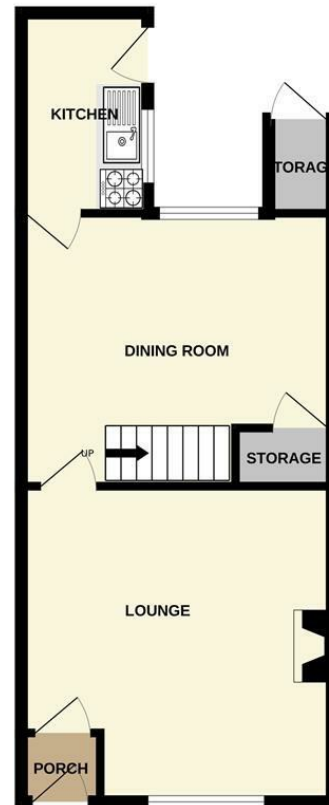
Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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