



Offered for sale by online auction, this spacious detached property which has been completely refurbished and benefits from full HMO license for 5 bedrooms, new gas central heating system, new double glazing, new shower units and re-decorated throughout. Previously achieving rental income of £425-500 per room, offering potential to earn £2,500 per calendar month.

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MISREPRESENTATION ACT 1967.

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Situated within walking distance of Buxton Town Centre and offering spacious accommodation including FOUR/FIVE DOUBLE BEDROOMS, fitted kitchen, fitted shower room, separate WC and two cellar rooms - this property would also make a great family home.

There are two chambered cellars accessed from an external door and the property has a rear yard offering the possibility of creating off road parking. (Subject to gaining the necessary consent.)

NO ONWARD CHAIN - Viewing highly recommended

ENTRANCE HALLWAY

Frosted double glazed entrance door, meter cupboard, radiator, stairs to first floor.



LOUNGE/BEDROOM FIVE

13'8" x 12'4" into bay (4.17 x 3.78 into bay)
Double glazed bay window, radiator, wash hand basin.

FITTED DINING KITCHEN

14'4" x 12'4" (4.37 x 3.78)
Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, space for fridge, space for washing machine, fitted oven with four ring electric hob and extractor above, two double glazed windows, radiator, wall mounted central heating boiler.

FIRST FLOOR LANDING

Two double glazed windows, radiator, stairs to second floor.

BEDROOM ONE

14'0" x 10'7" into bay (4.29 x 3.23 into bay)
Double glazed bay window, double glazed window to side, radiator, wash hand basin.

BEDROOM TWO

12'4" x 11'3" (3.78 x 3.43)
Double glazed window, radiator, wash hand basin.



FITTED SHOWER ROOM

Walk in double shower cubicle, low level WC, wash hand basin, part wall boarding.



ADDITIONAL WC

Low level WC, wash hand basin.

SECOND FLOOR LANDING

Double glazed window.

BEDROOM THREE

17'1" x 11'6" (5.23 x 3.53)
Double glazed window, radiator, wash hand basin.



BEDROOM FOUR

12'4" x 11'3" (3.76 x 3.43)
Double glazed window, wash hand basin, radiator.



LOWER GROUND FLOOR

There are two chambered cellars accessed from an external door.

EXTERNALLY

The property has a small walled frontage together with a rear yard (offering the possibility of creating off road parking subject to gaining the necessary consent).

METHOD OF SALE

This property is for sale by the Modern Method of Auction. Should you wish to 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. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6000 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 are also contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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

NOTE

This property is for sale by 'Wright Marshall Ltd powered by iamsold Ltd'.

DESCRIPTION

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