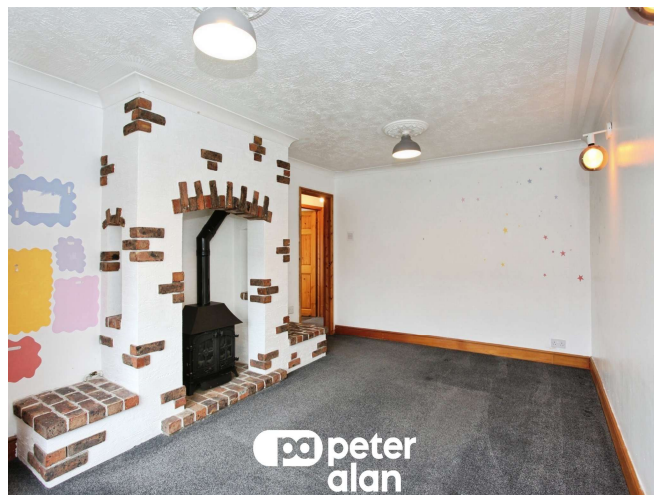




pa peter
alan

Shirdale Close, guide price £140,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No chain
- Detached Garage
- Well presented
- Enclosed Front and Rear Garden
- Highly sought after location
- Close to local amenities



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blackwood@peteralan.co.uk



About the property

Presenting an incredible 2 bed semi-detached bungalow, currently available for sale. This stunning property is a perfect blend of style and comfort, offering a serene and peaceful living environment. The property comprises two spacious bedrooms, a modern bathroom, a practical kitchen, a charming reception room and detached garage to the rear.

The property's unique charm lies in its flawless condition and recent renovation, reflecting the highest standards of quality. Every room in this attractive bungalow has been meticulously designed to maximised space and light, creating a warm and inviting atmosphere.

The kitchen is a modern delight, equipped with the necessary fixtures for a comfortable cooking experience. The reception room is generously proportioned, offering a spacious area for relaxation and entertaining guests. The property also boasts one bathroom, featuring contemporary fittings and a fresh, clean design.

Location is another significant advantage of this property. It is situated in a quiet neighbourhood with a strong local community. The property benefits from excellent public transport links, providing easy access to and from the area. Schools and local amenities are also within a short distance, adding to the convenience



Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iam sold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iam sold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch

Kitchen

Living Room

Hall

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.



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