



Tenure: See Legal Pack

Local Authority: Tameside Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Residential for improvement

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41 Hallbottom Street, Newton, Hyde, Greater Manchester SK14 4JQ

***GUIDE PRICE:**

£85,000 (plus fees)

Vacant Two Bedroom Cottage in need of Cosmetic Refurbishment plus Garage and Plot of Land to Rear.

Vacant garden fronted stone cottage briefly comprising front lounge, rear kitchen/diner and rear porch together with two bedrooms and bathroom to the first floor. Externally there is a rear yard with outhouse and beyond shared rear driveway is a plot of land currently housing a single garage. This rear plot could be further utilised or even developed subject to the necessary consents being obtained. Internally the property is fitted with gas fired central heating, Upvc double glazing with recently fitted kitchen and many of the walls have been recently re-plastered. The property does require further refurbishment work and represents an ideal opportunity for a buyer looking for a project.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.