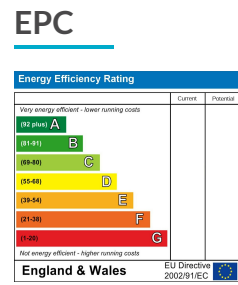




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



64-65 St. Helens Road
 , Swansea, SA1 4BE

Auction Guide £99,950



GENERAL INFORMATION

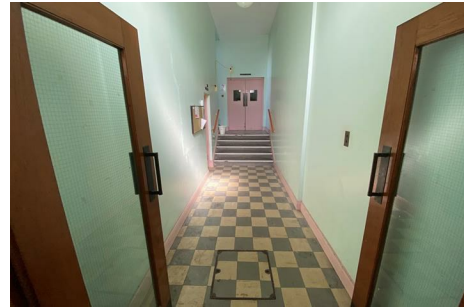
FOR SALE BY ONLINE AUCTION.

Unique opportunity to purchase a Church that dates back to 1873 which is in need of complete restoration. The property has dry/wet rot throughout. Accommodation comprises: entrance porch, foyer, disabled toilets, toilet, kitchen, main church hall, two rear rooms to the ground floor with a gallery to the first floor of the main church.

The property has a second entrance from Oxford Street comprising: entrance hallway, Wesley room, kitchen, second hallway, Aldersgate room, side porch and hall to the ground floor. With female toilets, Oxford room, gents toilets, stair case and doors to main church.

139 Oxford Street is also part of the property, comprising: entrance porch, reception room, kitchen and large room to the ground floor. With two bedrooms, bathroom and office space to the first floor. There are two courtyards in the middle of the property. Viewing strongly recommended. Ideal for development.

139 Oxford St EPC - F



FULL DESCRIPTION

SUMMARY

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139 Oxford St EPC - F

FRONT ENTRANCE PORCH

Entrance doors to front, doors to:

FOYER

6.90m x 9.18m (22'7" x 30'1")

Two windows to side, two radiators, doors into main church, stairs up to the gallery, doors to disabled toilets and small kitchen.

KITCHEN

1.77m x 2.40m (5'9" x 7'10")

Obscured window to side, fitted with matching wall and base units and complimentary work surface.

DISABLED TOILET

1.8m x 2.4m (5'10" x 7'10")

Obscured window to side, W.C., pedestal wash hand basin.

TOILET

2.43m x 1.85m (7'11" x 6'0")

UPVC double glazed obscure window to side, W.C., pedestal wash hand basin.

MAIN CHURCH

13.66m x 11.75m (44'9" x 38'6")

Four windows to each side, nine radiators, doors to:

REAR ROOM (RIGHT)

3.48m x 3.59m (11'5" x 11'9")

Window to side, door to W.C.

REAR ROOM (LEFT)

3.55m x 6.00m (11'7" x 19'8")

Two windows to rear, door to rear staircase, access to the rear part of the church.

FIRST FLOOR

GALLERY

24.29m or 11.74m (79'8" or 38'6")

Five windows to front, seven windows to each side, eleven radiators.

REAR ENTRANCE OFF OXFORD STREET

HALLWAY

Double entrance doors, access into house, Stairs to first floor, double doors to Wesley room.

WESLEY ROOM

9.61m x 7.11m (31'6" x 23'3")

Windows to side, two electric heaters, storage cupboard, door to kitchen, double doors to a further hallway.

KITCHEN

6.25m x 4.72m (20'6" x 15'5")

UPVC double glazed obscure window to front and side, kitchen is fitted with a matching wall and base units along with complimentary work surface, entrance door to rear, door into Aldersgate room, door to side courtyard.

SECOND HALLWAY

14.16m x 4.11m max (46'5" x 13'5" max)

Windows to side, stairs to first floor, door to storage cupboard, double doors to side porch, double doors to Aldersgate room, radiator, double doors to main hall and two uPVC double glazed windows to side.

ALDERSGATE ROOM

7.36m x 6.72m max (24'1" x 22'0" max)

Two uPVC double glazed obscure windows to front, double doors into main hall, door into kitchen.

SIDE PORCH

Double entrance doors to front, skylight.

MAIN HALL

12.7m x 11.7m (41'7" x 38'4")

Two uPVC double glazed obscure windows to each side, four radiators, stage with side wings leading to rear toilets. Door into side corridor with entrance door to side and boiler room.

FIRST FLOOR FROM OXFORD STREET ENTRANCE

LANDING

Window to side, doors too, ladies toilets, gents toilets and Oxford Room.

LADIES TOILETS

Two windows to front, two toilet cubicles, two pedestal wash hand basins.

OXFORD ROOM

6.97m x 6.01m (22'10" x 19'8")

Window to side, electric heater.

MENS TOILETS

2.41m x 6 m (7'10" x 19'8" m)

Windows to side, two W.C., urinal, two wash hand basins.

SECOND LANDING

Stairs back down to the second hallway, windows to side, stairs to second floor with doors into church.

HOUSE

FRONT ENTRANCE PORCH

Entrance door, radiator, stairs to first floor landing, door to:

RECEPTION ROOM

3.23m x 2.54m (10'7" x 8'3")

UPVC double glazed window to front, radiator, door to:

KITCHEN

3.42m x 4.51m (11'2" x 14'9")

UPVC double glazed window to rear, entrance door to rear, door to storage cupboard under stairs, radiator. Leading to:

RECEPTION ROOM TWO

6.76m x 4.73m (22'2" x 15'6")

Two uPVC double glazed window to front, door to storage cupboard, door to main church.

FIRST FLOOR

LANDING

Loft access, access to bedroom one, family bathroom and bedroom two.



BEDROOM ONE

3.27m x 4.83m max (10'8" x 15'10" max)

UPVC double glazed window to front, radiator.

BATHROOM

1.74m x 2.03m (5'8" x 6'7")

UPVC double glazed window to rear, radiator, W.C., panelled bath, pedestal wash hand basin.

BEDROOM TWO

3.55m x 2.32m (11'7" x 7'7")

UPVC double glazed window to rear, radiator. leading to:

OFFICE SPACE

7.15m x 4.77m (23'5" x 15'7")

UPVC double glazed window to front, skylight, door to church.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £995 plus VAT (£1,194).

Should the property go to an online auction a different fee is payable. A holding fee of £2,000 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

Tenure - TBC

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

