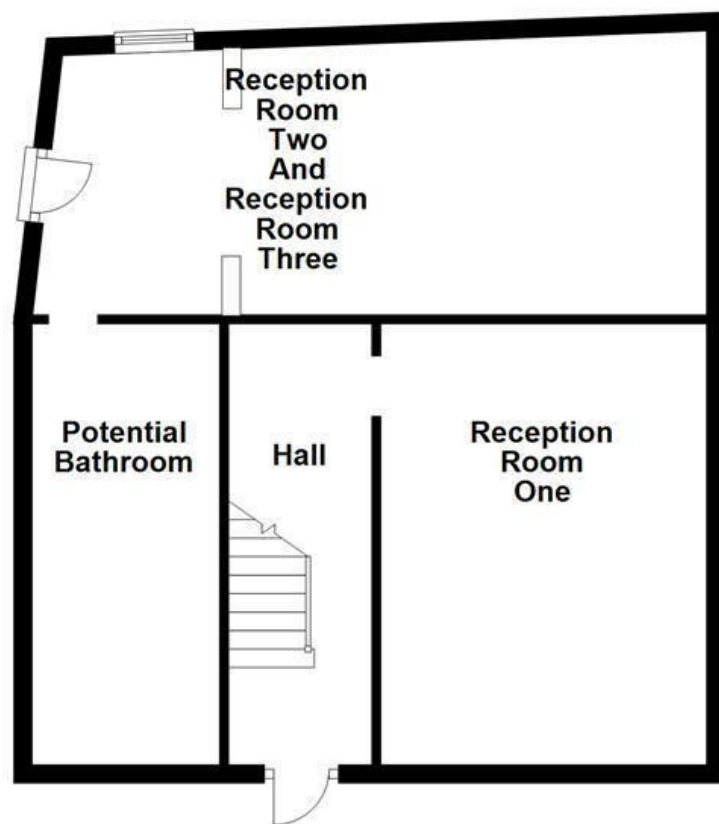


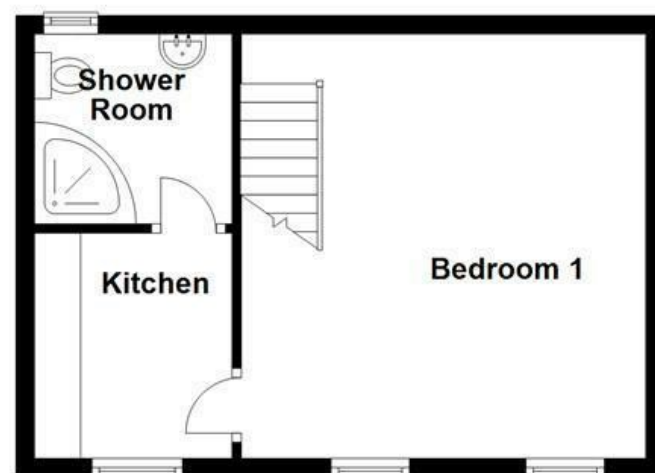
Ground Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Mossfield Road, Swinton, M27 6EN

Auction Guide £45,000

THE PERFECT RENTAL INVESTMENT OR BUSINESS OPPORTUNITY

To be sold via auction - powered by The Auction Group

This deceptively spacious mixed use property has an abundance of potential to be turned into the perfect business opportunity or rental investment. Located in the heart of Swinton.

The property comprises briefly, to the ground floor; entrance to the hallway which has stairs leading to the first floor and a doorway leading to the first reception room. The first reception room has a door providing access to two further reception rooms. The third reception room has a door to the rear of the property and to the potential bathroom. To the first floor there is a door providing access to the bedroom which has doors leading to the kitchen and storage cupboard. The kitchen has a door providing access to the shower room. Externally, to the rear of the property is a shared yard

To be sold via Online Auction, via unconditional terms, completion strictly within 28 days of auction date.
Bidding window opens - 28th June 2024 at 9am
Auction Ends- 28th June 2024 at 15.00pm
Starting price - £45,000 (Reserve price is higher & unpublished)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 of representation 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.

Mossfield Road, Swinton, M27 6EN

Auction Guide £45,000



- Tenure Freehold
- Off Road Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band TBC
- One Bedroom Commercial Property
- Ideal Perfect Business Opportunity Or Rental Investment
- EPC Rating D
- Three Piece Shower Room
- Easy Access To Major Network Links

Ground Floor

Entrance

Via a wood front door to hall.

Hall

14'8 x 5'1 (4.47m x 1.55m)

Stairs to first floor and doorway to reception room one.

Reception Room One

16'1 x 11'7 (4.90m x 3.53m)

Log burner and door to reception room two.

Reception Room Two

22'3 x 10'11 (6.78m x 3.33m)

Open to reception room three.

Reception Room Three

9'7 x 9'1 (2.92m x 2.77m)

UPVC double glazed door to rear of property and doorway to potential bathroom.

Potential Bathroom

15'8 x 6'5 (4.78m x 1.96m)

Low bowl WC, plumbed for bath and sink.

First Floor

Bedroom One

15'1 x 14' (4.60m x 4.27m)

Two UPVC double glazed windows, door to kitchen and log burner.

Kitchen

8'10 x 7'1 (2.69m x 2.16m)

UPVC double glazed window, central heating towel rail, laminate base units and laminate worktop, stainless steel sink and drainer with mixer tap, free standing double oven, four ring electric hob and door to shower room.

Shower Room

6'10 x 6'2 (2.08m x 1.88m)

UPVC double glazed window, low bowl WC, pedestal wash basin, corner shower, electric feed shower and PVC elevation.

External

Rear

Off road parking.

