



Jordan fishwick

8 Alphonsus Street, M16 7QS
Guide Price £210,000



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The Property

Starting Bid £210,000 + Reservation Fee **

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold). The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.


A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

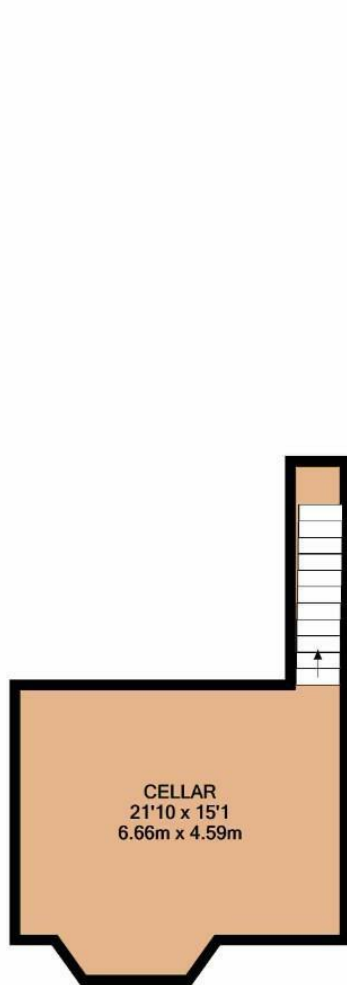
A spacious bay fronted period mid terraced property requiring a degree of modernisation and updating. Located on a popular road opposite St Alphonsus Primary School, well placed for local amenities with shops and local businesses. Comprises briefly: enclosed porch, entrance hall, lounge, dining room, dining kitchen and cellar, To the first floor there are three well-proportioned bedrooms and a bathroom. Gas central heating is installed. The is a large rear garden to the rear. The property offers potential for someone looking for a project. EPC D, COUNCIL TAX BAND C - NO CHAIN

- FOR SALE BY MODERN AUCTION
- Subject to Reserve Price & Reservation Fee
- Mid Terrace Property
- Three Bedrooms - Two reception rooms
- Large rear garden
- In need of full renovation and modernisation throughout
- Cellar
- Close to local shops and amenities
- Situated opposite St Alphonsus primary school
- No onward chain

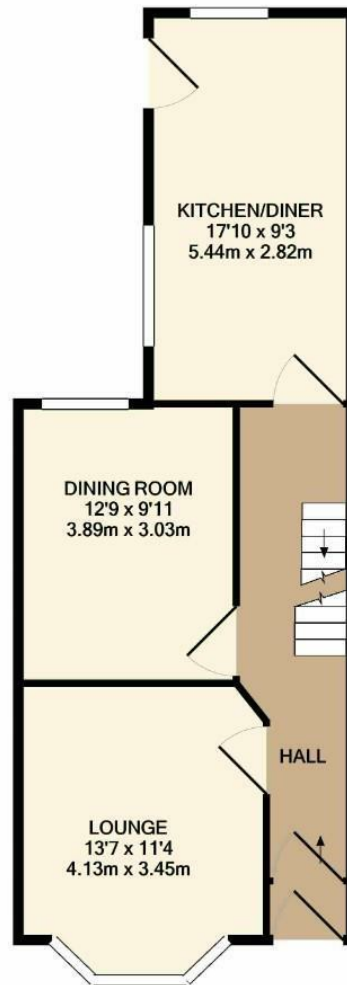


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





BASEMENT LEVEL
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1297 SQ.FT. (120.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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