



**GASCOIGNE
HALMAN**

King Street West, Stockport
Marketing Price £120,000

THE AREA'S LEADING ESTATE AGENCY



For Sale by Modern Method of Auction. A two bedroom mid terrace requiring full moderation. Situated close to Stockport town center, Stockport main line train station & M60 motorway network this property would make an ideal buy to investment or renovation opportunity. The property features a living room, separate dining area and kitchen whilst the first floor provides two bedrooms and a bathroom.

Property details

- Being sold by Online Auction
- Buyers fee applies
- Buy it now option available



Auction Details

This property is for sale via Modern Method of Auction. This is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the VAT - this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Online Auction team at GOTO Group.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact: Gascoigne Halman

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 3.6% of the purchase price including VAT and a Legal Pack fee of £354 including VAT (this is subject to a minimum amount of £6600 including VAT and a Legal Pack Fee of £354 including VAT). This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price.



DIRECTIONS

SK3 oDP

COUNCIL TAX BAND

A

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

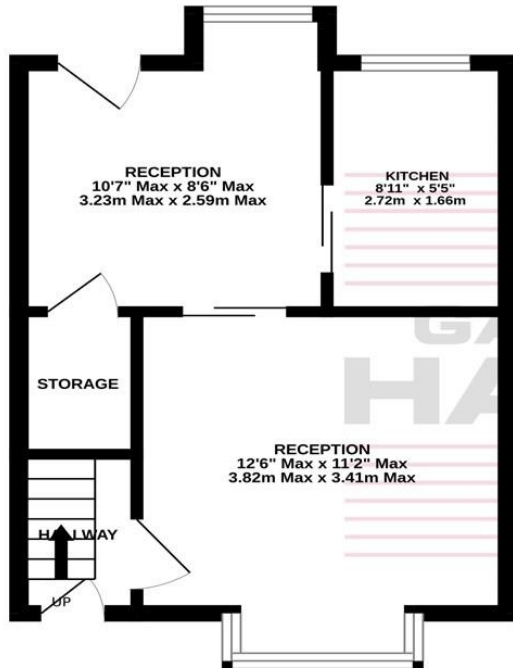
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

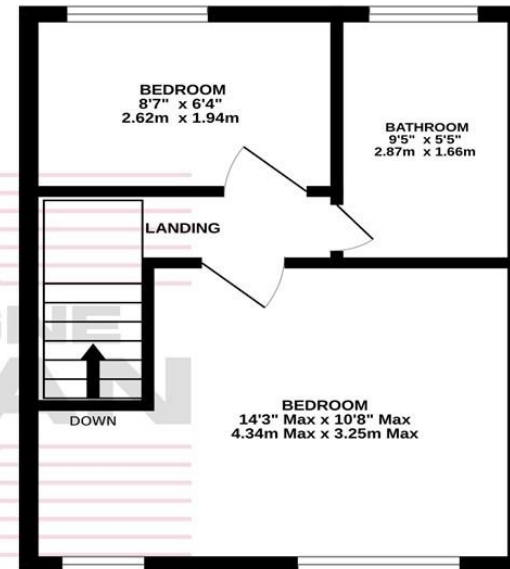
Ask Agent

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.

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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