



**MISTORIA**  
ESTATE AGENTS



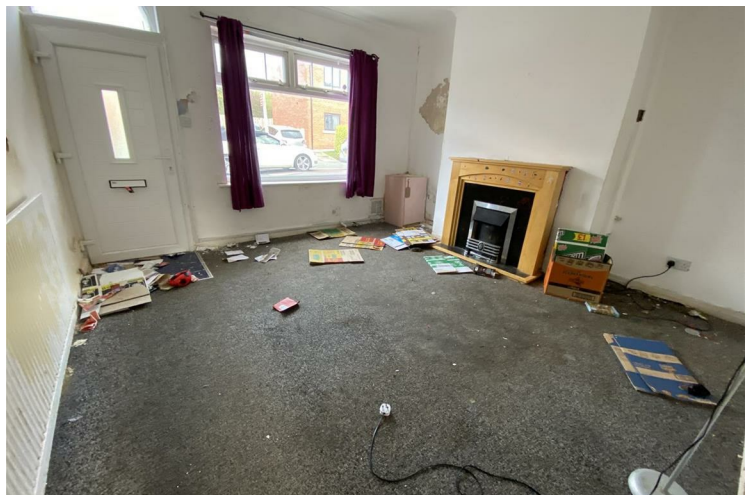
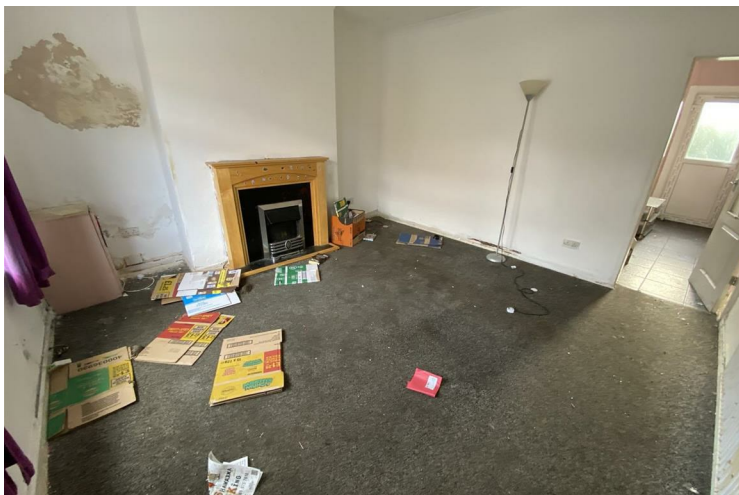
## 25 Old Lane Manchester

**£73,000**  
**Freehold**

PUBLIC SALE  
MODERN METHOD  
REGISTER TO BID

Nestled in the charming area of Little Hulton, this delightful two-bedroom mid-terrace house on Old Lane presents an excellent opportunity for those looking to invest in a property with great potential. Spanning 624 square feet, this period home boasts a reception room that offers a welcoming space for relaxation and social gatherings.

While the property is in need of refurbishment, it provides a blank canvas for buyers to create their ideal living space. The two bedrooms are well-proportioned, making them suitable for a small family or as rental accommodation. The bathroom, though requiring some attention, adds to the overall functionality of the home.





• PUBLIC SALE • RENOVATION • INVESTMENT PROPERTY • TWO BEDROOM MID TERRACE • SOUGHT AFTER LOCATION • REGISTER TO BID

### Full Description

Two Bedroom Terrace property which benefits from Gas Central Heating and Upvc Double Glazing. Briefly comprising of: Lounge, Modern Kitchen Diner, Landing, two Bedrooms and Bathroom. Rear Yard. Call Now To View.

### Public Sale

For sale by Public Sale – T&C's apply

This property is for sale by the Modern Method of Auction.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey).

**Auction Fees:** The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call John Mackie at Mistoria Estate Agents on 07852 453 740

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The property is subject to an undisclosed Reserve Price with

both the Reserve Price and Starting Bid being subject to change.

Buyers will be required to go through an identification verification process and provide proof of how the purchase would be funded.

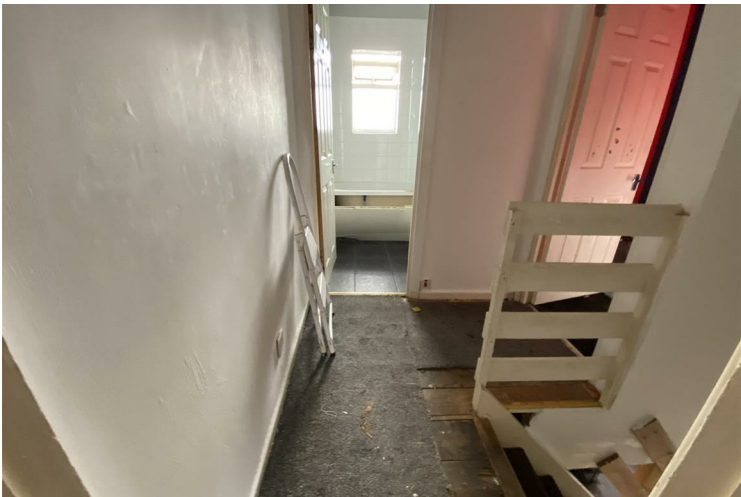
**\*Guide Price:** This is an indication of the seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

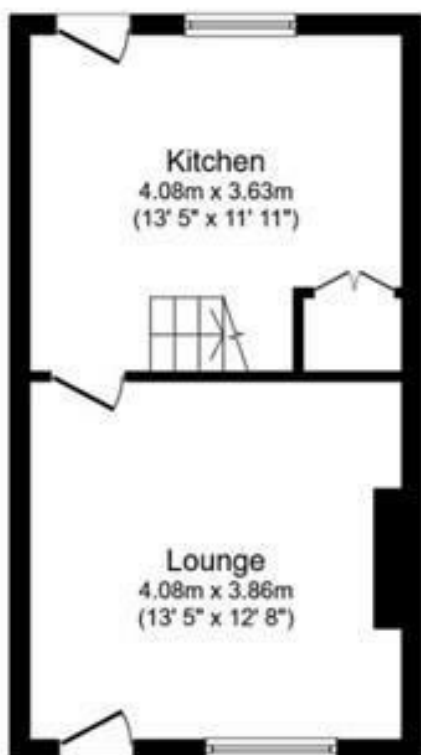
**Reserve Price:** Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction.

A Legal Pack will be made available for this property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

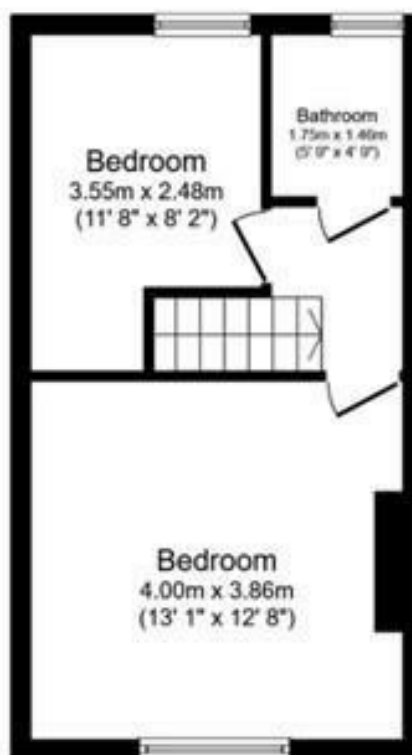
**TO MAKE A BID or REQUEST A LEGAL PACK –** Please contact our office for more details.







**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		<b>88</b>
	<b>71</b>	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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