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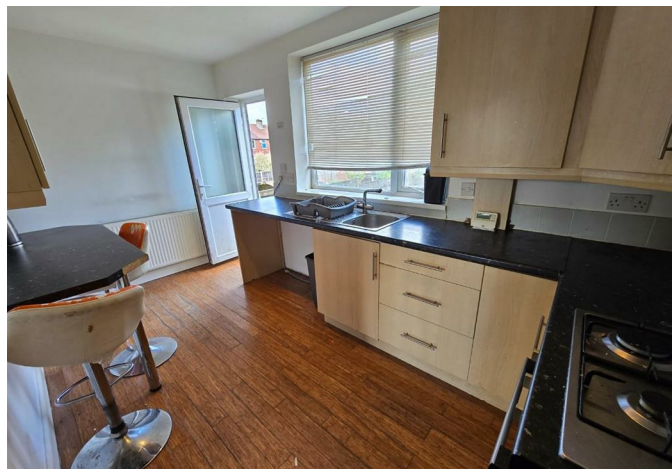
9 WAVERTREE ROAD
Manchester, M9 8LH
Auction Guide £120,000

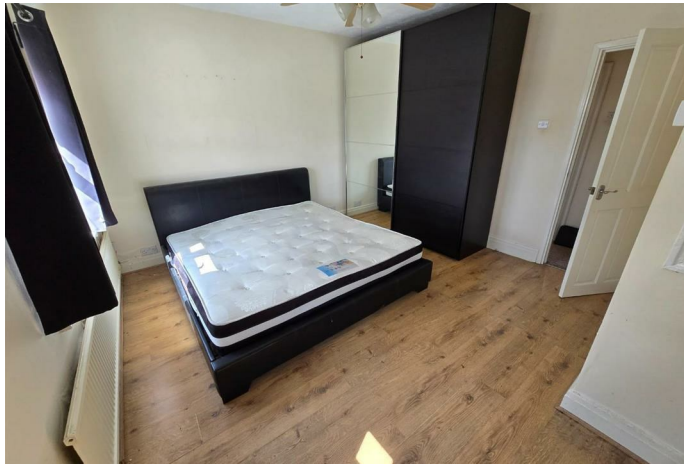
9 WAVERTREE ROAD

Property at a glance

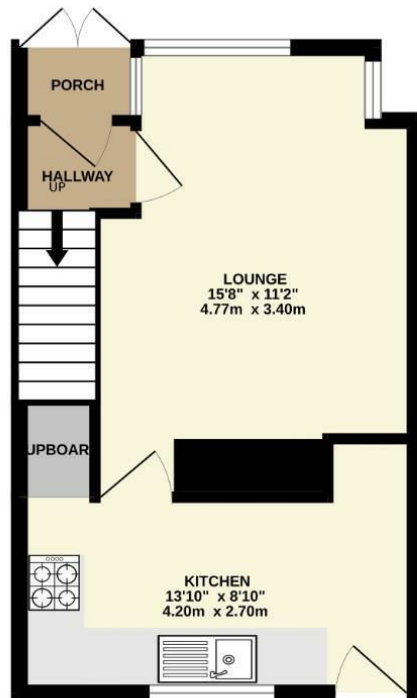
- MID MEWS PROPERTY
- TWO BEDROOMS (COULD CONVERT TO THREE)
- WELL PLACED FOR MOTORWAY ACCESS
- LOCATED CLOSE TO HEATON PARK
- POPULAR BLACKLEY AREA
- IDEAL BUY TO LET

For sale via Pearson Ferrier Auctions starting Tuesday 8th July, bidding will be on the Pearson Ferrier website and you can register to bid now. A mews property well placed for the motorway network and a short walk from Heaton Park. The property has a driveway and gardens and comprises two bedrooms (could be converted to 3 as the main bedroom has 2 windows), bathroom, lounge, kitchen, hallway and porch. The property is located in Blackley, just off Victoria Avenue. There are a good range of local amenities including parks, shops and schools. The property has been rented previously and would make an ideal buy to let or family home. Please contact Pearson Ferrier Auctions for viewings on 0161 764 4440. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

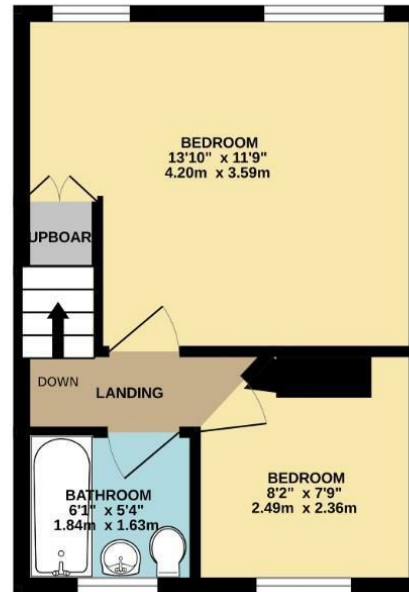




GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.

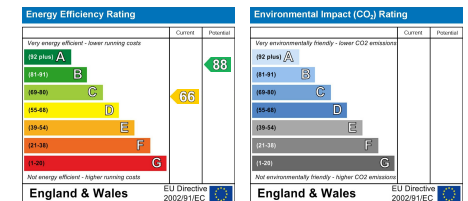


1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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