



154 Hartington Street
Manchester M14 4RU
Auction Guide £100,000

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Manchester M14 4RU Auction Guide £100,000

For Sale By Auction at an early date to be announced (unless previously sold) A Two Bedroom Mid Terrace requiring total internal renovation (CASH Buyers ONLY)

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What can only be described as a "Project", this property is sensibly priced and ideal for an investor/developer. It lies on a popular street where many of the properties are owned by landlords. The property lies not far from the City Centre, however locally one can find shops, takeaways etc.

The accommodation is as follows: Covered Porch, Hallway, Lounge, Dining Room, Kitchen, Landing, Two Bedrooms and Bathroom. Outside is an enclosed rear yard.

NB: CLIENTS VIEWING THE PROPERTY SHOULD BE AWARE THAT THEY ENTER THE PREMISES AT THEIR OWN RISK. MAIN AND MAIN ESTATE AGENTS ARE NOT RESPONSIBLE FOR ANY INJURIES THAT MAY INCUR. NO CHILDREN ARE ALLOWED IN THE PROPERTY UNDER ANY CIRCUMSTANCES.

Tenure: Freehold
Council Tax: MCC

- Renovation Required
- Two Reception Rooms
- Two Bedrooms
- Enclosed Rear Yard
- CASH BUYERS ONLY
- NO CHAIN
- EPC EXEMPT

Covered Porch

Entrance Hall

Lounge
11'3" x 10'6"

Dining Room
13'2" x 10'2"

Kitchen
10'1" x 7'7"

Landing

Bedroom One
12'1" x 11'1"

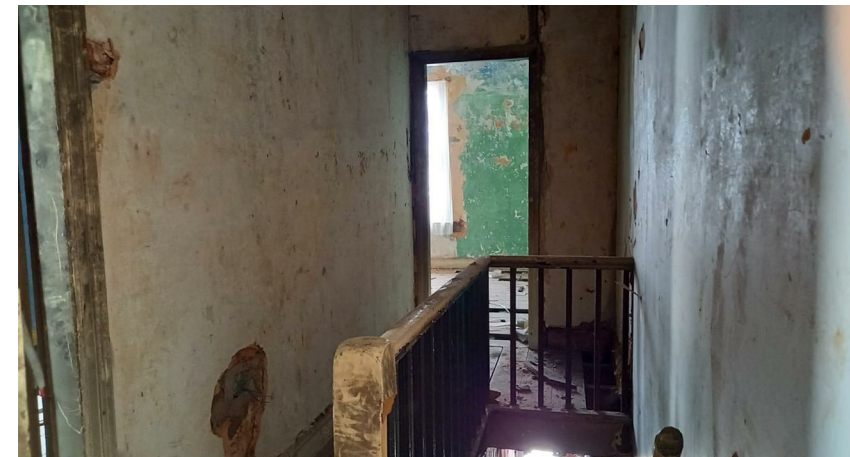
Bedroom Two
12' x 8'3"

Bathroom
10'2" x 7'9"

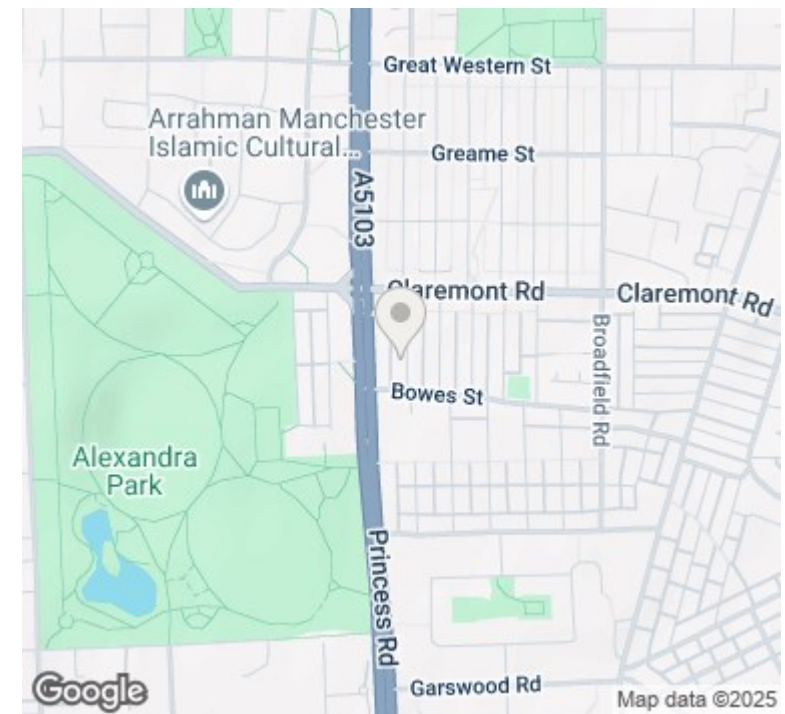
Outside
Rear Yard

Council Tax Band Information

Please note the Council Tax Band is deleted as the house is uninhabitable in its current state.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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