



Higham Estate Agents



18 Second Avenue

Atherton, Manchester, M46 0JA

Offers over £100,000

HIGHAM ESTATE AGENTS are delighted to offer for sale this three bedroom semi detached home situated in a prime location in Atherton. This property is for sale by the Modern Method of Auction. This method of auction requires both parties to complete the transaction within 28 days of the draft contracts being received by the buyers solicitor. This time frame does not allow for buyers wishing to proceed with mortgage finance and therefore we invite interest from CASH BUYERS ONLY. All offers should be submitted in writing to Higham Estate Agents by Tuesday 21st May.

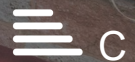
Located with a short walking distance to both local primary and high schools, Atherton Town Centre and a short distance to the guided bus route and train station, this represents the ideal investment opportunity for anybody looking to renovate and re-sell or as an addition to any portfolio. The property comprises an entrance hall housing the stairs to the upper floor and internal door leading through to the sitting room. A kitchen diner sits to the rear elevation with a upvc conservatory completing the downstairs accommodation. To the first floor you will find three bedrooms, a shower room and a separate w.c. Externally a generous rear garden with an open aspect and a garage.

Please note: Proof of identification and available funds will be required prior to submission of all offers. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. The estate agent/auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. Listing is subject to a start price and undisclosed reserve price that can change.

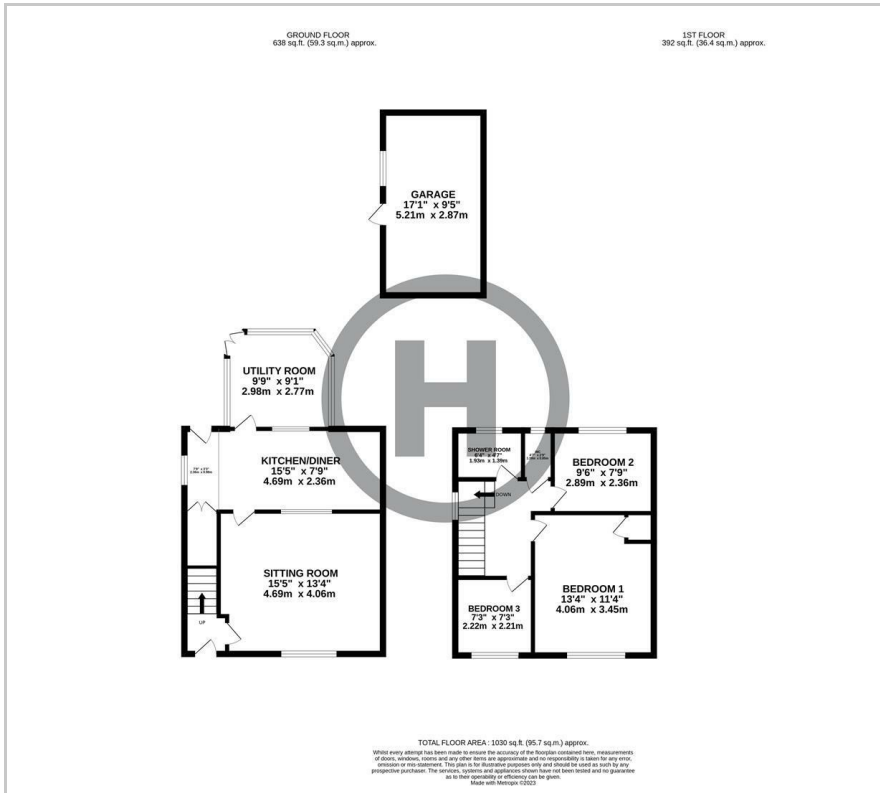
- Three Bedroom Semi Detached
- Two Reception Rooms
- Modern Shower Room
- Larger Than Average Rear Garden
- Ideal Location in Atherton
- Council Tax Band A
- Freehold

Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



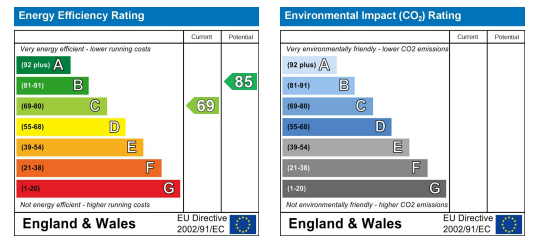
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.