



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90000 \*\*\*\* A spacious, two bedroom, second floor flat with NO CHAIN \*\*\* This FANTASTIC flat benefits from two great sized bedrooms, a three piece fitted bathroom, a large open plan lounge/dining area with fitted kitchen, a loft for additional storage space, gated access and an allocated parking space. Located within walking distance to local shops and amenities plus excellent network and transport links! An ideal property for a first time buyer or an investment. Viewings are by appointment only and can be arranged by contacting the office.



**Entrance Hall**

Carpeted flooring, ceiling light point and wall mounted radiator.

**Bedroom 1**

Carpeted flooring, ceiling light point, two double glazed windows and plug points.

**Bedroom 2**

Carpeted flooring, ceiling light point, double glazed window and plug points.

**Bathroom**

Three piece bathroom with bath with shower over, handwash basin and pedestal W.C. Tiled floor, ceiling light point, wall mounted towel radiator and storage.

**Kitchen**

A fitted kitchen fitted with a range of wall and base unit cupboards with a roll top work surface. Stainless steel sink and drainer unit, built in hob, oven and grill. Space for under counter fridge and freezer, and washing machine. Tiled flooring, tiled splash backs and ceiling light points.

**Lounge/Diner**

Carpeted flooring, double glazed patio doors with Juliet Balcony, ceiling light points, plug points, wall mounted heater and access into the loft for storage.

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Immediate 'exchange of contracts' available Sold via 'Secure Sale' Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

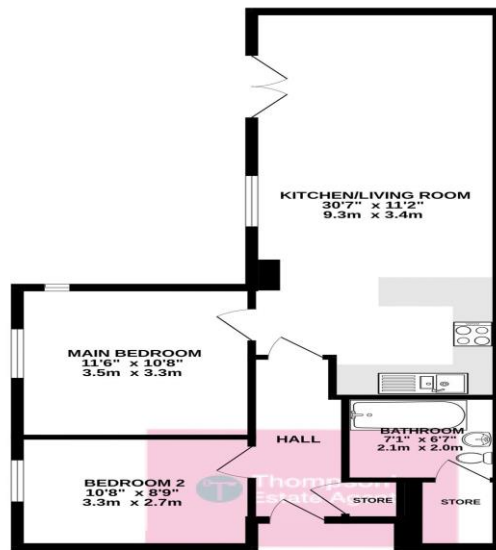




Thompson's  
Estate Agents

## 5 1 New William Close Manchester M31 4NZ

GROUND FLOOR



LOFT FLOOR



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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