

DAWSONS

Property Professionals since 1925

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Manchester Road, Droylsden, M43 6QF

*** FOR SALE BY MODERN METHOD OF AUCTION*** (see paragraph for full details) Dawsons are delighted to welcome onto the market this rare investment opportunity to acquire a ground floor commercial outlet above which has a first floor one bedroom apartment above with separate access to the rear. The property is offered to the market with ***NO FORWARD VENDOR CHAIN***. Ideally situated for access to Manchester City Centre with transport links available within the immediate vicinity and the Edge Lane tram stop directly opposite.

Viewing is ***HIGHLY*** recommended to avoid missing out on this rare investment property.

Auction Guide £220,000



CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS



Manchester Road, Droylsden, M43 6QF

- Ground Floor Commercial Outlet with First Floor Studio Flat
- Easy Access to Manchester City Centre
- Fantastic Investment Opportunity
- Excellent Transport Links
- No Forward Vendor Chain
- Viewing Highly Recommended

COMMERCIAL OUTLET

Large Reception Room

16'8" x 18'0" (5.1 x 5.5)

Vinyl flooring, multi power points, central heating radiator, room thermostat and ceiling spotlights.

Office (1)

9'6" x 10'9" (2.9 x 3.3)

Vinyl flooring, integrated storage, central heating radiator, multi power points, half round stainless steel sink.

WC/Cloakroom

2'11" x 8'6" (0.9 x 2.6)

Vinyl flooring, low level close couple WC, hand wash pedestal basin, central heating radiator, extractor fan.

Office (2)

Vinyl flooring, uPVC double glazing, central heating radiator, integrated storage, half round stainless steel sink.

Hallway

2'7" x 25'7" (0.8 x 7.8)

Larger than average inner hallway comprising vinyl flooring, multi power points, central heating radiator.

Kitchen

9'10" x 16'8" (3 x 5.1)

Vinyl flooring, central heating radiator, integrated wall and base units, half round stainless steel sink with tap, multi power points, alarm, Ideal condensing boiler.

FIRST FLOOR STUDIO FLAT

Landing

wood effect laminate flooring, central heating radiator.

Living Room

16'8" x 16'4" (5.1 x 5)

Wood effect laminate flooring, multi power points, central heating radiator, uPVC double glazing.

Bedroom (1)

14'1" x 11'1" (4.3 x 3.4)

Large double bedroom comprising wood effect laminate flooring, multi power points, central heating radiator and uPVC double glazing.

Bathroom

5'2" x 6'2" (1.6 x 1.9)

White suite comprising wood effect laminate flooring, low level close couple WC, hand wash pedestal basin, half tiled wall finishes, central heating radiator, integrated storage, ceiling spotlights, panel bath with rain shower head and mixer tap, extractor fan and uPVC double glazing

Kitchen

8'6" x 6'10" (2.6 x 2.1)

Wood effect laminate flooring, central heating radiator, integrated wall and base units, extractor fan, laminate worktops, half round stainless steel sink and tap, electric oven, gas hob, ceiling spotlights, multi power points, integrated storage, uPVC double glazing, boiler housed in the kitchen.

Externally:

Off road parking to the rear.

AUCTIONEER COMMENTS

Auctioneer Comments

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

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. 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. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the

preparation cost of the pack, where it has been provided by iamsold.

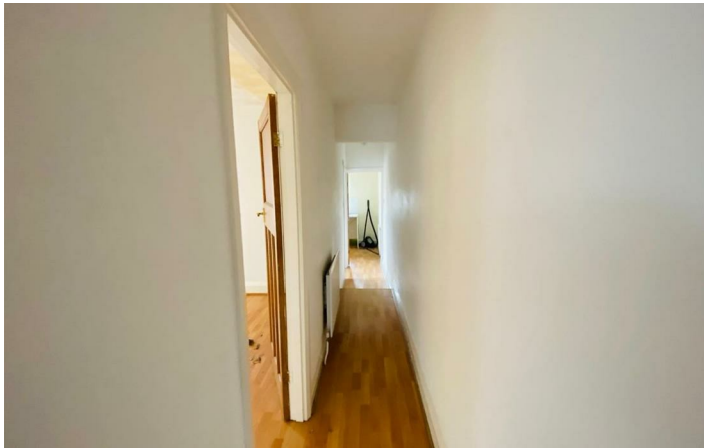
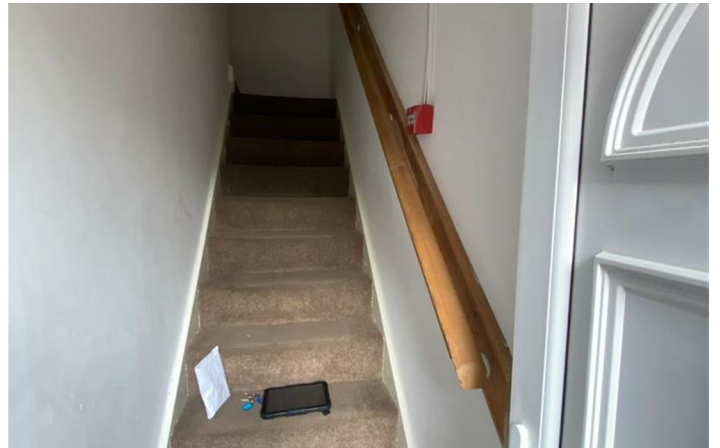
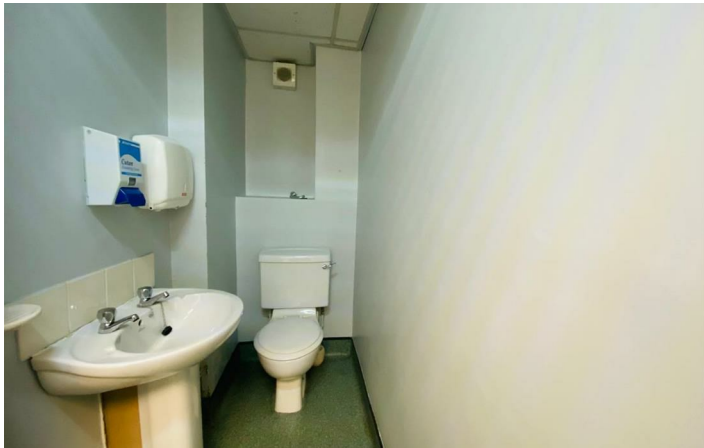
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Directions



Floor Plan



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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