



Penningtons Lane, Gawsworth | Macclesfield | SK11 7US

EDWARD
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TO BE SOLD BY ONLINE AUCTION ON 11TH SEPTEMBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

23 Penningtons Lane, Gawsworth, SK11 7US.

Detached bungalow comprising hall, lounge, kitchen, two bedrooms and bathroom. Long driveway, gardens to front and rear. Gas central heating and double glazing. Vacant possession. Penningtons Lane forms part of a pleasant and highly regarded residential area, which is conveniently situated within a short walk of local shops at Thornton Square and the bus route which connects Macclesfield with Congleton.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

Here are some similar properties which have sold close by:

2 bedroom bungalow for sale - Congleton Road, Macclesfield SOLD 8 Sep 2023 for £328,000

2 bedroom bungalow for sale - Rising Sun Road, Macclesfield SOLD 12 Oct 2023 for £296,850

3 bedroom detached bungalow - Larch Avenue, Macclesfield SOLD 20 Mar 2023 for £322,500

Macclesfield town centre is within one and a half miles where there are a further range of shops and a mainline rail station. The M6, M60 and M56 motorways and Manchester Airport are all within an eleven-mile radius and some of Cheshire's finest countryside is on the doorstep. Tenant ready property rental values in the area are in the region of £1200 to £1400 per month dependent upon finish. EPC rating F. Sold as seen.

Auction consultant dealing with this property

Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

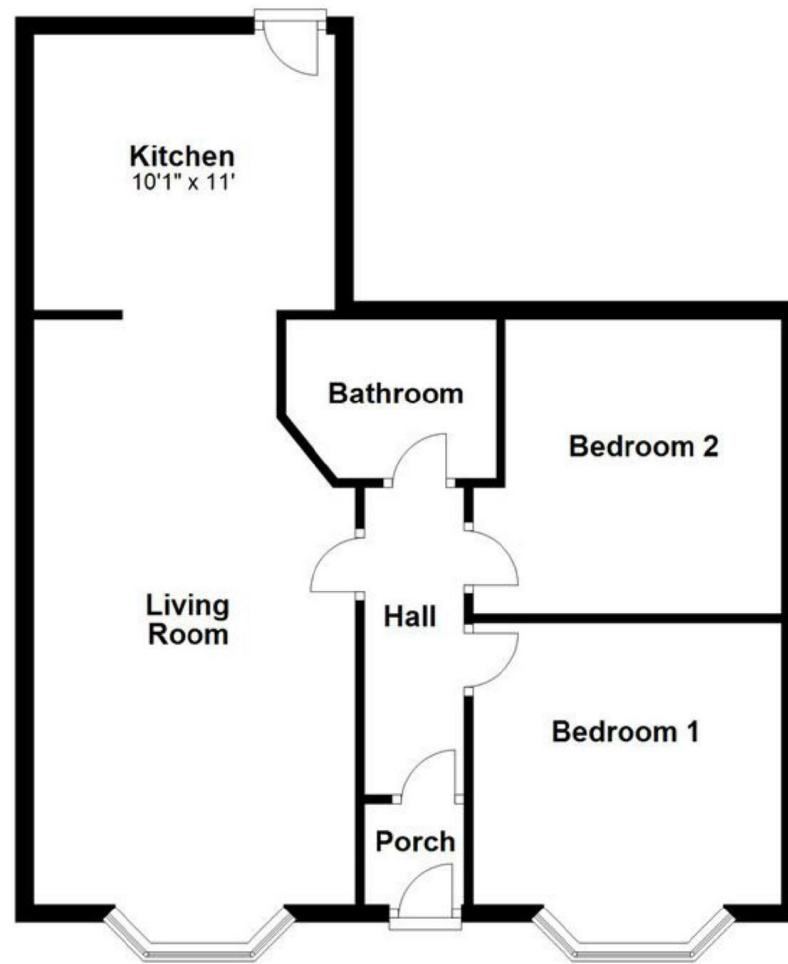
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

Ground Floor

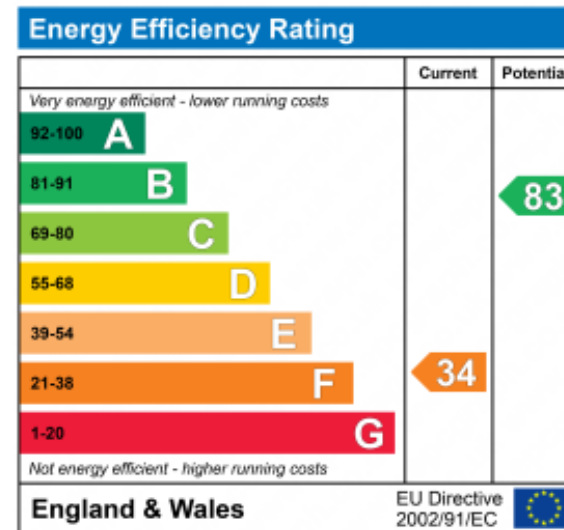


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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.