





# 124 John Heywood Street, Clayton, Manchester, M11 4HQ

\*FOR SALE BY TRADITIONAL METHOD OF AUCTION\*

\*FULL REFURB REQUIRED\*

Jordan Fishwick are pleased to offer for sale this bayfronted THREE BEDROOM semi detached, in need of full refurb, located in CLAYTON, just a stones throw away from Manchester City Centre. The property briefly comprises of: entrance hall, living room, kitchen, three bedrooms and bathroom. Well proportioned gardens to the front & rear with driveway. Other benefits include double glazed throughout. NO ONWARD CHAIN. FREEHOLD. Great investment opportunity.

## Auction Guide £110,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Auctioneers Comments

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold). The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange. A Buyer Information Pack is provided. The successful buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the

purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Entrance Hall

### Living room/ Diner

19'0" x 9'11"

### Kitchen

18'9" x 5'2"

### Bedroom 1

9'5" x 7'4"

## Bedroom 2

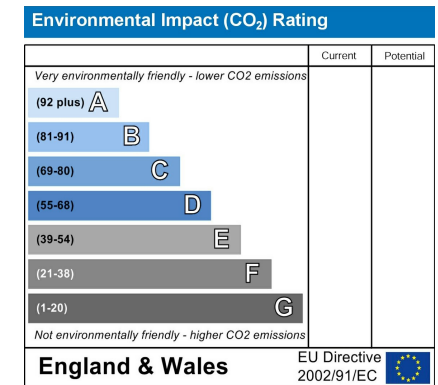
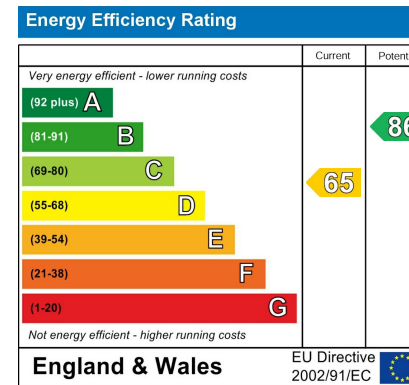
11'1" x 9'5"

## Bedroom 3

6'11" x 6'11"

## Externally

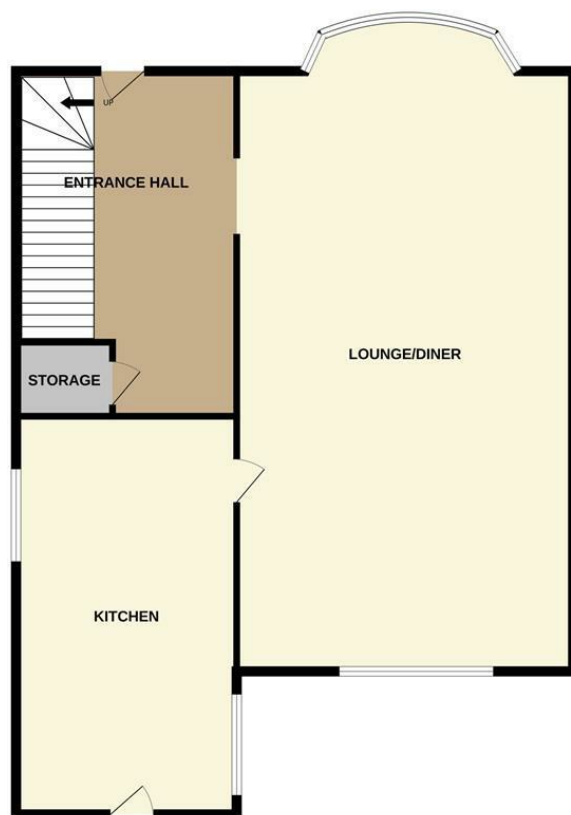
Driveway to front. Garden to rear. Freehold.







GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



