



Apt 107 Waterloo Road, Cheetwood, Manchester, M8 8BY

AVAILABLE TO PURCHASE VIA TRADITIONAL AUCTION - 28TH MAY AT 1PM

Jordan Fishwick are pleased to offer for sale this THREE BEDROOM MAISONETTE on Waterloo Road, Cheetwood, just a stones throw away from Central Manchester. The apartment is large in size and benefits from a loft conversion offering study/storage space or use as an occasional bedroom. The apartment offers alot of potential given the large living accommodation. The apartment briefly comprises of: stairs to first floor, landing, living room/diner, three double bedrooms, master with en-suite and a family bathroom. There is a fitted staircase leading to two loft rooms, both with Velux windows. NO ONWARD CHAIN.

NO OFFERS WILL BE CONSIDERED PRIOR TO THE AUCTION DATE

Auction Guide £145,000

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.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% 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

Carpet. Radiator. Ceiling light.

Living/Dining Room

23'5" x 11'10"

Carpet. Radiator. Ceiling light. TV and telephone point.

Kitchen

13'10" x 11'9"

Range of wall and base units with worktops over. Sink with mixer tap. Freestanding fridge, freezer and washing machine. Ceiling light.

Bedroom One

12'1" x 9'9"

Carpet. Radiator. Ceiling light.

En-suite

Low level W/C. Sink with 2 taps. Shower cubical with mixer shower.
Window. Radiator.

Bedroom Two

10'0" x 9'5"

Carpet. Radiator. Ceiling light.

Bedroom Three

11'11" x 8'1"

Carpet. Radiator. Ceiling light.

Attic Room/Occasional Bedroom

16'11" x 10'2"

Carpet. Radiator. Ceiling light. Velux window.

Bathroom

Low level W/C. Sink with 2 tap holes. Bath with 2 tap holes. Window.
Radiator.

Externally

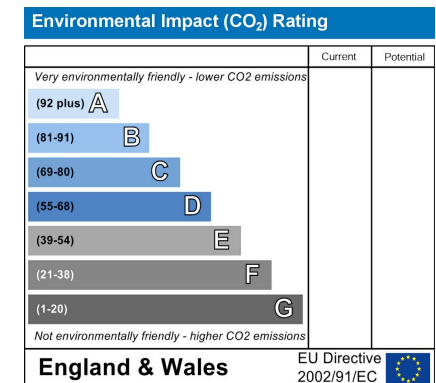
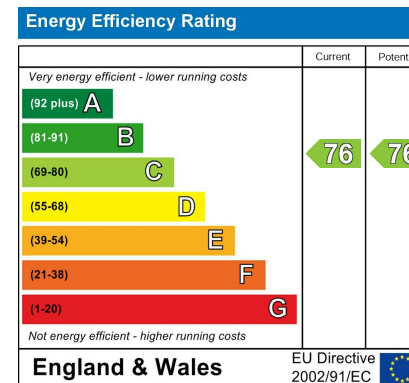
Parking space to rear. Communal gardens.

Additional Information

Lease - 999 years from 12 December 1983

Ground rent - £40 per annum

Service charges - £78 per month

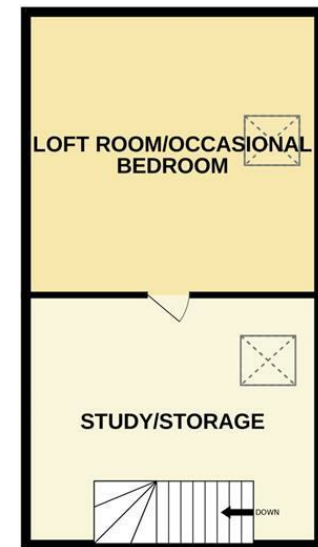




1ST FLOOR



TOP FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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