

# HUNTERS<sup>®</sup>

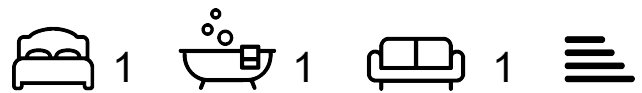
HERE TO GET *you* THERE



## Bagnall Walk

Manchester, M22 4LN

Offers In The Region Of £90,000



Council Tax: A



# 21 Bagnall Walk

Manchester, M22 4LN

## Offers In The Region Of £90,000



- OVERLOOKING GREENERY & FIELDS
- 150 YARDS TO ROSEHILL COMMUNITY FARM & GARDEN
- COUNCIL TAX BAND A
- EPC C
- EASY ACCESS TO M56/M60 MOTORWAY
- GOOD TRANSPORT LINKS TO WYTHENSHAW HOSPITAL & MANCHESTER AIRPORT
- GOOD TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- LEASEHOLD REMAINING YEARS 120 YEARS REMAINING
- SERVICE CHARGE GROUND RENT £110 PER MONTH
- SERVICE CHARGE & GROUND RENT PAID TILL APRIL 2025

OVERLOOKING GREENERY & FIELDS  
COUNCIL TAX BAND A  
SERVICE CHARGE & GROUND RENT PAID TILL APRIL 2025

A one bedroom apartment residing in the lovely heart of Northenden village. Situated on the first floor and overlooking fields and greenery and consisting of a reception/lounge, kitchen and bathroom. Double glazed UPVC glazed windows through-out the property.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder 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.

## LIVING ROOM

A living room with a double glazed UPVC window, laminated wooden flooring and gas central heating.

## BEDROOM

Bedroom with fully fitted carpet, UPVC double glazed windows and gas central heating radiator.

## KITCHEN

Plenty of cupboard space with laminated wooden flooring, decorative tiling. and UPVC double glazed windows

## BATHROOM

Bathroom with a bath and overhead shower, wash basin and WC and tiled walls.



## Road Map



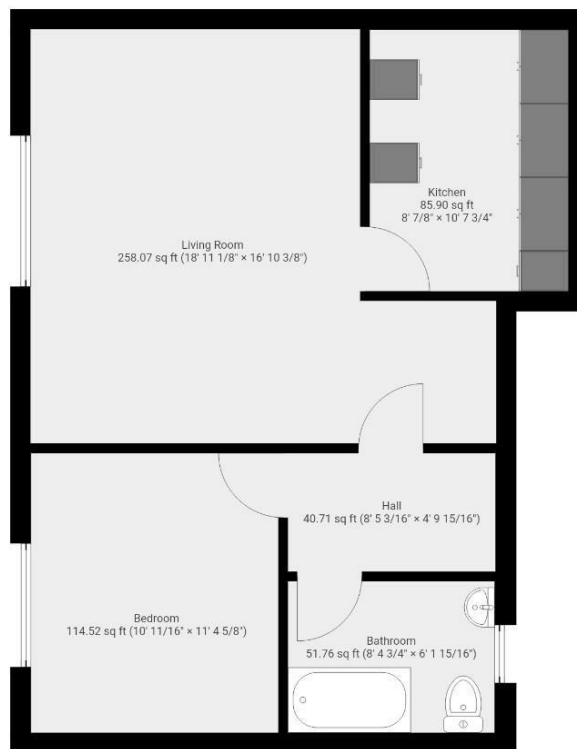
## Hybrid Map



## Terrain Map



## Floor Plan

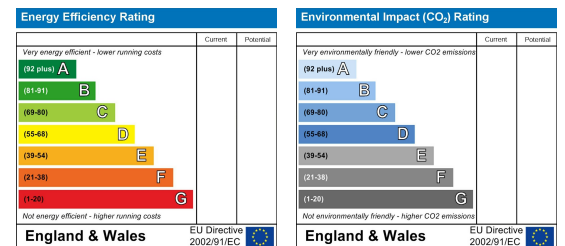


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## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.