

HUNTERS[®]

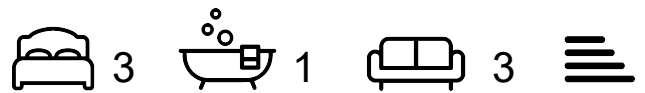
HERE TO GET *you* THERE



Netherwood Road

Manchester, M22 4BQ

Auction Guide £350,000



Council Tax: E



24 Netherwood Road

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*****TO BE SOLD BY MODERN METHOD OF AUCTION*****

A Three Bedroom Detached Dormer-Bungalow set in approximately a third of an acre grounds. the property is in need of full refurbishment and is also ideally suited to investors looking to build. Located in one of the most desirable areas of M22 and M23 this fantastic proposition comes to the market for CASH BUYERS ONLY.

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.



Tel: 0161 945 9000

GROUND FLOOR

HALLWAY

12' x 6'4 (3.66m x 1.93m)

Hallway including staircase to the first floor, with the added benefit of a useful storage cupboard.

LOUNGE/DINING ROOM

23'7 x 21'9 (max) (7.19m x 6.63m (max))

'L' shaped Lounge/Dining Room with a fireplace and access to the Conservatory.

CONSERVATORY

12'1 x 10'9 (3.68m x 3.28m)

Brick built conservatory with UPVC frames and a polycarbonate roof. the conservatory has a UPVC door for access to the rear garden.

KITCHEN

15'7 x 8'8 (4.75m x 2.64m)

A galley style Kitchen with worktops to three sides, there is a useful pantry and side door for access to the garden.

DEN

15'9 x 8'4 (4.80m x 2.54m)

A multi functional room to the front elevation.

FIRST FLOOR

BEDROOM

14'2 x 13'8 (4.32m x 4.17m)

Double bedroom with fitted wardrobes and additional storage space.

BEDROOM

12'4 x 8'8 (3.76m x 2.64m)

A double bedroom with a large walk-in wardrobe for storage.

BEDROOM

12'5 x 6'6 (3.78m x 1.98m)

A double Bedroom with a storage cupboard.

BATHROOM

6'6 x 5'5 (1.98m x 1.65m)

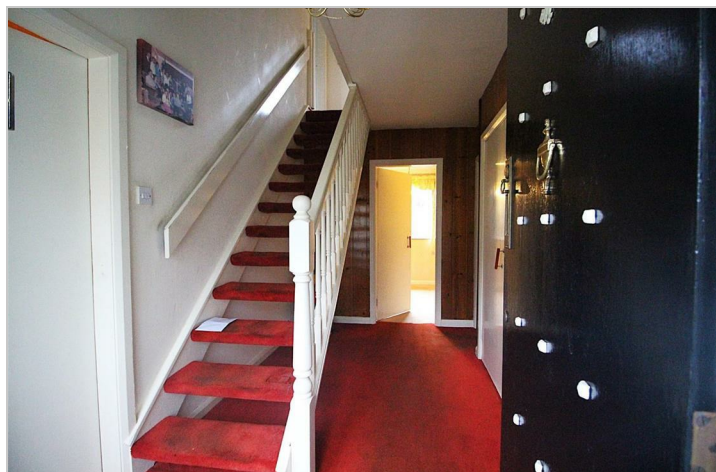
A Bathroom with two piece suite including wash basin and a walk in shower

W.C

5'5 x 2'8 (1.65m x 0.81m)

EXTERIOR

The property is set in grounds approximately a third of an acre in size, There is a garden to the front with a driveway, to the left hand side (as you look at the front door) there is a lawned garden with a path and fence. To the rear is a good sized block paved garden which runs along the other side of the house which is securely gated.



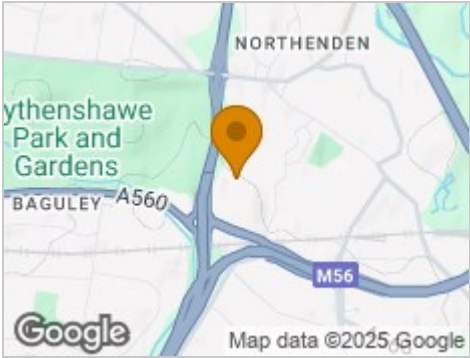
Road Map



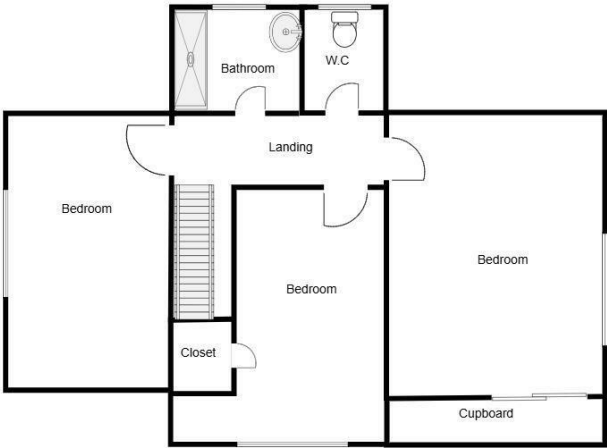
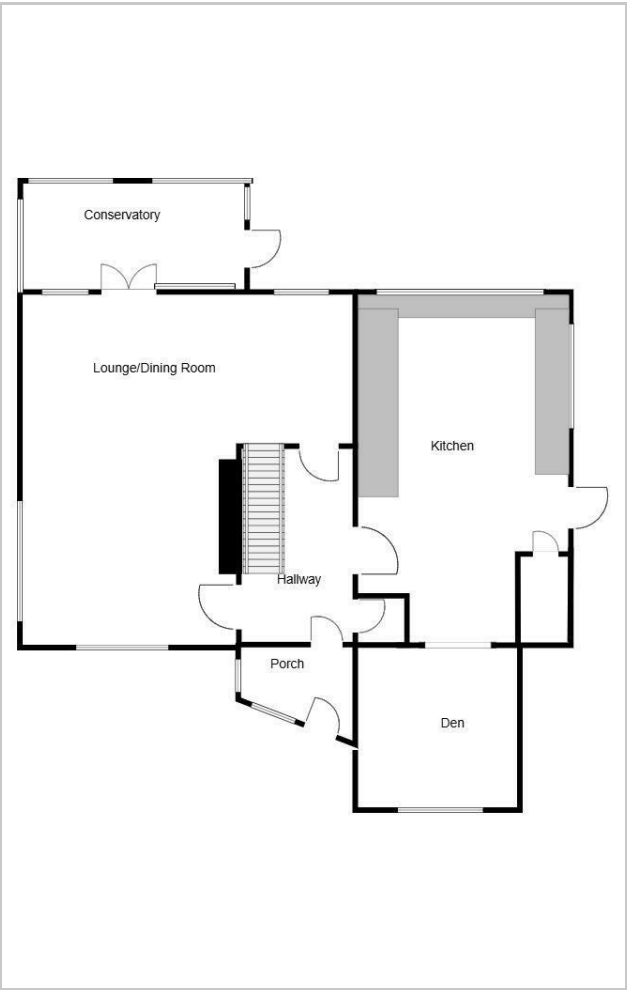
Hybrid Map



Terrain Map



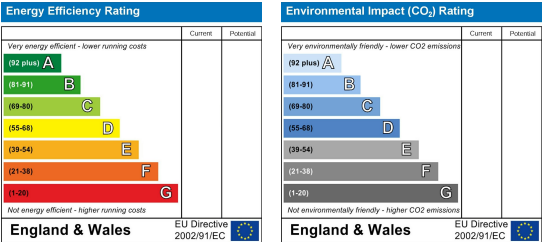
Floor Plan



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.