



jordan fishwick

ALTRINCHAM
Canterbury Road



Canterbury Road, Altrincham, WA15 8PL

Price Guide £360,000



The Property

FOR SALE BY MODERN METHOD AUCTION T&Cs BELOW. Updated three bedroom semi detached finished to the highest standard.

This Bay fronted property briefly comprises: Entrance porch and hallway, living room at the front with a bay window, open planned extended kitchen/diner/lounge, with the finished to a very high standard. From the kitchen, access to utility room with W/C. An office space completes the ground floor.

To the first floor there are double bedrooms and a third single, family suite. Externally to the front, we have a double width driveway with lawns to both sides. To the rear, paved patio and lawn with double door access to kitchen/diner/living space, perfect for the summer months. No onward chain.

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 £349.00 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 4.5% 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.

Directions

WA15 8PL



- NO ONWARD CHAIN
- Three Bedroom Semi-Detached
- Driveway Parking
- Immaculately Presented
- Open Plan Kitchen Living Area
- Utility Room
- DWC
- over 1,200 sqft
- Leasehold 932 Years

Postcode - WA15 8PL

EPC Rating - D

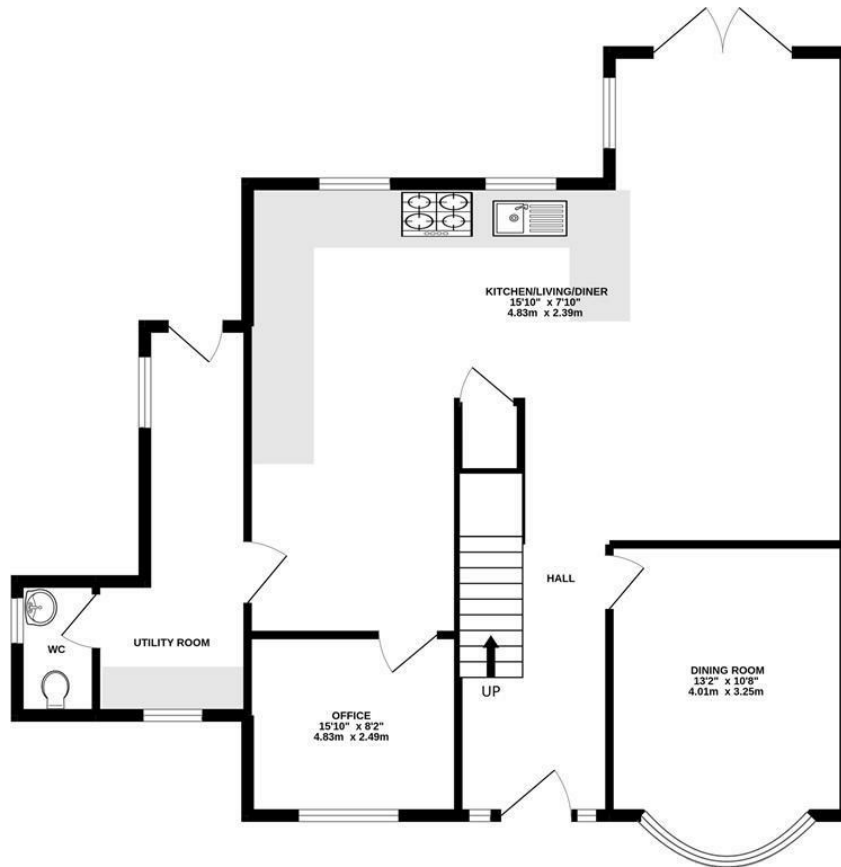
Floor Area - 1253.00 sq ft

Local Authority - Trafford Council

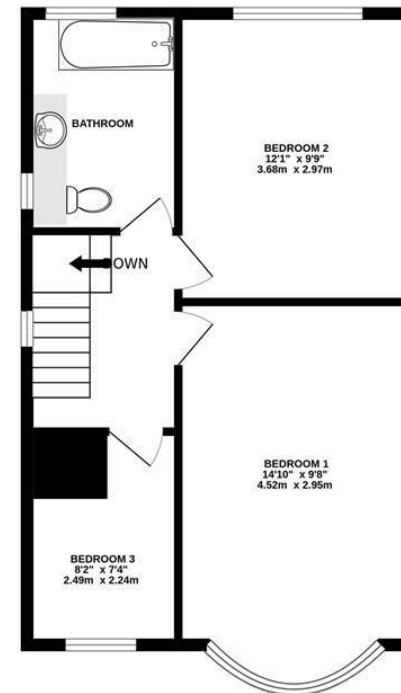
Council Tax - D



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1253sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

0161 929 9797

hale@jordanfishwick.co.uk
www.jordanfishwick.co.uk