



**18 Baxter Gardens, Manchester, M23 1BJ**

Auction Guide £200,000

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









# Jordan Fishwick

- Three Bedroom Quasi Semi-Detached
- Driveway Parking & Garage
- Modern Kitchen & Shower Room
- Council Tax Band A
- Freehold
- Corner Plot
- Front and Rear Gardens
- No Chain!
- EPC Rating C

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"). Starting Bid £200,000 + Reservation Fee. Interested parties personal data will be shared with the Auctioneer (iamsold).

Three bedroom quasi semi positioned on a corner plot on a quiet residential road near to Metrolink and motorway links.

Comprising briefly; entrance porch, spacious lounge with bay window and open staircase to the first floor, fitted kitchen with space for white goods and dining table. To the first floor there are three bedrooms and shower room. Externally, there is gated driveway parking, front garden, garage and enclosed rear garden.

We advise early viewing to avoid disappointment! NO CHAIN! Freehold. Council Tax Band A. EPC Rating C.

Auction Guide £200,000



## Auctioneer Comments

### Ground Floor

Lounge 18'0" x 10'2" (5.5 x 3.1)

Kitchen Diner 18'0" x 9'2" (5.5 x 2.8)

### First Floor

Master Bedroom 10'2" x 10'2" (3.1 x 3.1)

Bedroom Two 11'9" x 9'0" (3.6 x 2.75)

Bedroom Three 7'6" x 8'6" (2.3 x 2.6)

Shower Room 5'10" x 4'11" (1.8 x 1.5)







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*Jordan fishwick*

Why take a risk?  
Sell Smarter

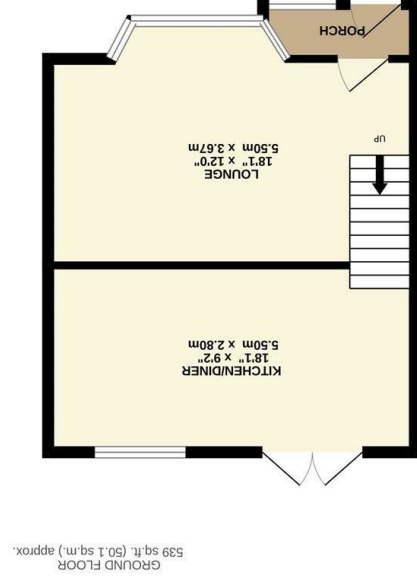




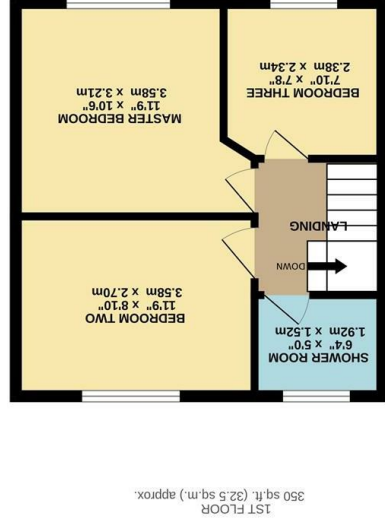




## Floor Plans



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Mirotopik ©2024

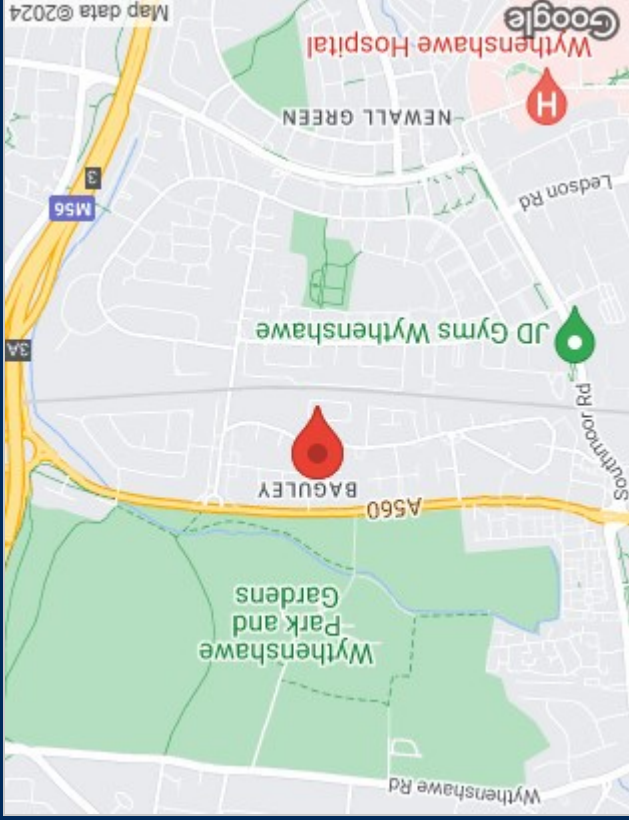


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Possible
86	70
Very energy efficient - lower running costs (92-100) A	
Energy efficient (81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in whole or in part, a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves as to the accuracy of the particulars prior to purchasing.