



## White Moss Road, Manchester M9

- MODERN METHOD OF AUCTION
  - PRIVATE ENTRANCE
  - CLOSE TO HEATON PARK
  - TWO DOUBLE BEDROOMS
- IDEAL FOR DOWNSIZERS OR INVESTORS
  - SPACIOUS LOUNGE AREA
  - CLOSE TO NORTH MANCHESTER GENERAL HOSPITAL
  - COUNCIL TAX BAND - A

**By Auction £85,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**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). AUCTION DUE 18/12/2024.**

**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 £345.00 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.**

**\*\*CASH BUYERS ONLY\*\***

Hunters are delighted to present this well maintained first floor maisonette on Whitemoss Road, Manchester. Offered with no onward chain, it's an excellent opportunity for those looking to downsize or expand their rental portfolio.

The property is accessed via a private entrance with stairs leading to the first floor. Inside, you'll find a bright and spacious lounge with a Juliet balcony, a generously sized kitchen, two double bedrooms, and a well presented bathroom. Additionally, the property benefits from a neatly presented front garden.

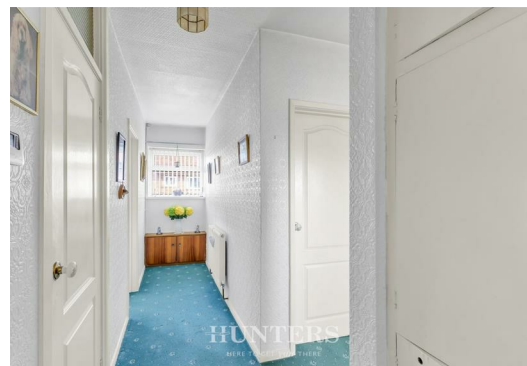
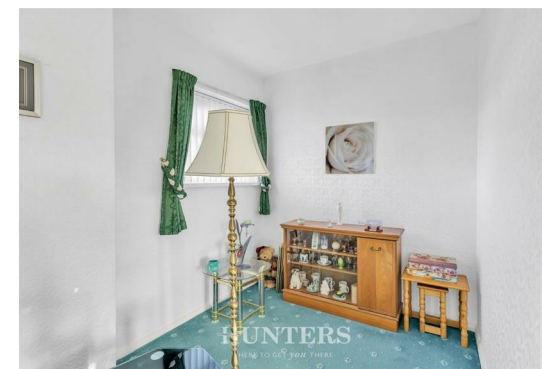
Situated in Blackley, Whitemoss Road offers excellent proximity to key amenities including local shops, primary and secondary schools, supermarkets and cafes. For outdoor enthusiasts and families, Heaton Park, one of the largest municipal parks in Europe, is just a few minutes' drive away.

Commuters will appreciate the excellent transport links. Regular bus services operate along Whitemoss Road, providing easy access to Manchester city centre, which is approximately 4 miles away. For those traveling further afield, the property is conveniently close to major road networks, including the M60 and M62 motorways, offering quick connections to surrounding towns and cities.

Additionally, North Manchester General Hospital is nearby, adding peace of mind for healthcare accessibility. For leisure and fitness, there are several gyms, sports clubs, and community centres in the vicinity.

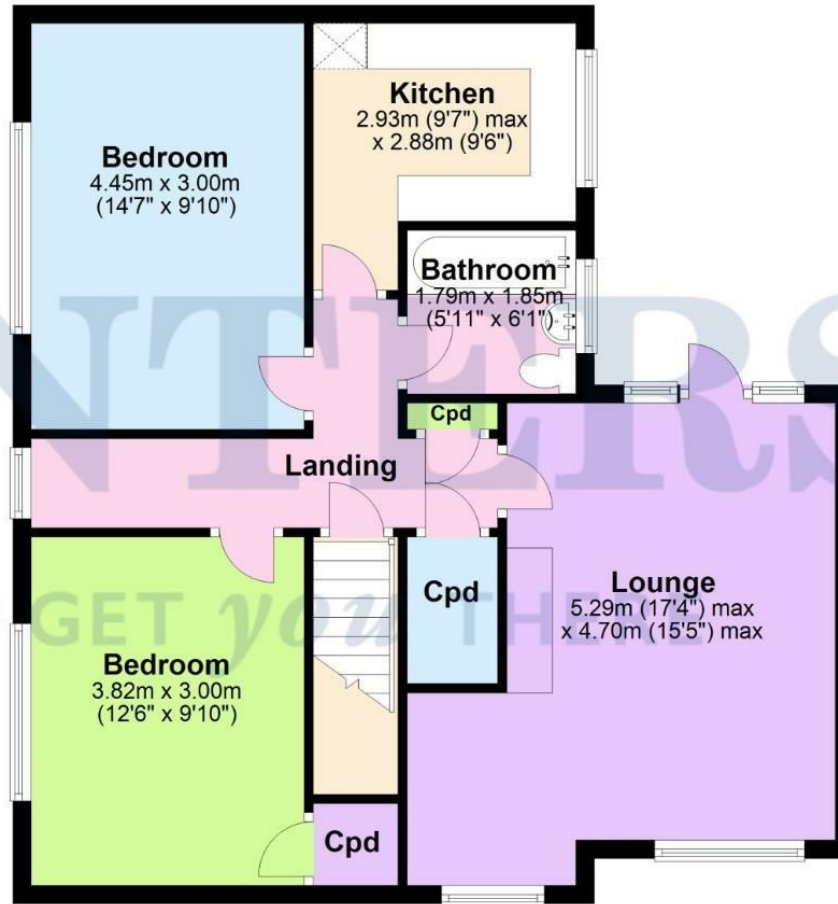
This property represents a fantastic opportunity for buyers looking for a well-located, low-maintenance home with excellent transport links and local amenities. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Tenure: Leasehold - 100 years remaining  
Ground Rent: TBC  
Service Charge: £11.00 per quarter  
EPC Rating: C  
Council Tax Band: A

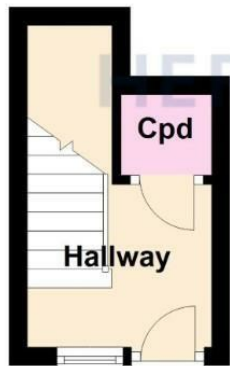




**First Floor**  
Approx. 70.2 sq. metres (755.7 sq. feet)



**Ground Floor**  
Approx. 6.3 sq. metres (68.0 sq. feet)



Total area: approx. 76.5 sq. metres (823.7 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

**Viewing**

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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