



Rowrah Crescent, Middleton, Manchester

- MODERN METHOD OF AUCTION
 - SPACIOUS PROPERTY
 - EPC RATED C
 - IDEAL FOR INVESTORS
- FREEHOLD
 - PRICED ACCORDINGLY
 - COUNCIL TAX BAND A
 - CLOSE TO LOCAL SCHOOLS

By Auction £120,000

HUNTERS®
HERE TO GET *you* THERE

MODERN METHOD OF AUCTION. Rowrah Crescent in Middleton, Manchester, this mid-terrace house presents a remarkable opportunity for those seeking a project to transform a property. With three well-proportioned bedrooms, this residence is ideal for families or individuals looking for extra space. The single reception room offers a welcoming area for relaxation and social gatherings, providing a blank canvas for your personal touch.

The property features one bathroom, which, like the rest of the house, is in need of full renovation. This allows for the chance to design and create a space that perfectly suits your needs and style. The potential for modernisation is vast, making it an exciting prospect for those with a vision and a passion for home improvement.

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).

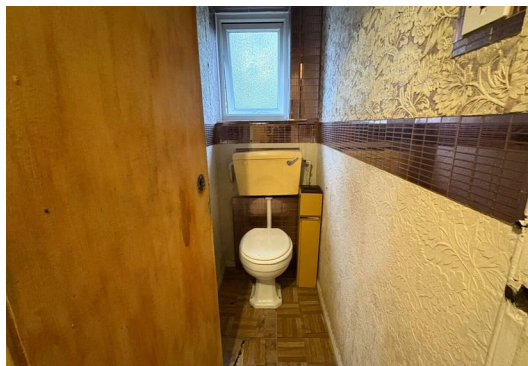
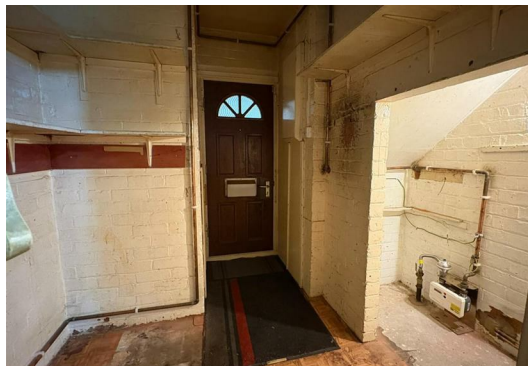
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £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.

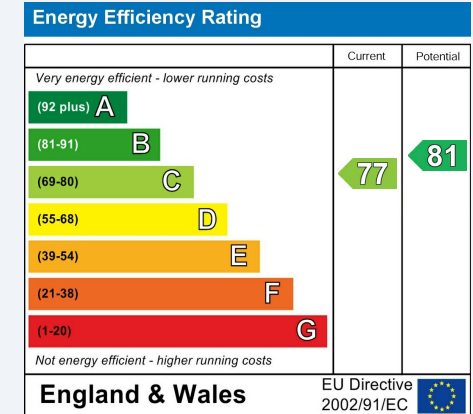
EPC Rated: C
Tenure: Freehold
Council tax band: A





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.



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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