



• mcgowan homes •

2 Collinge Avenue, Middleton



- FOR SALE VIA AUCTION
- Three Bed Semi Detached In Need Of Total Refurbishment
 - Gas Central Heated / Double Glazed
 - Sunshine Lounge / Kitchen
 - Three-Piece Bathroom
- Gardens / Off Road Parking / Detached Garage

By Auction £140,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

Three Bed Semi Detached with gardens to the front and rear. In need of total refurbishment, offering excellent opportunity for a buy to let investment or first time buyer home. Briefly comprising of gas central heating, double glazed, lounge and kitchen. The first floor affords three bedrooms and a bathroom. Externally to the front is a lawned garden and garage and to the rear a lawned garden. Convenient for the M60 motorway.

Pattinson Auction are working in Partnership with McGowan Homes on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via McGowan Homes or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

GROUND FLOOR

Hallway with radiator and staircase rising to the first floor.

SUNSHINE LOUNGE

7.21m x 3.13m (23'7" x 10'3")

Front to rear aspect with bay window, gas fire set within surround and radiator. Sliding patio doors to the rear.



KITCHEN

2.54m x 2.53m (8'3" x 8'3")

Rear aspect with wall and base units, stainless steel sink, electric cooker with extractor above, space and plumbing for washing machine, under-stair storage, radiator and external access.



FIRST FLOOR

BEDROOM 1

4.04m x 3.18m (13'3" x 10'5")

Rear aspect with radiator.

BEDROOM 2

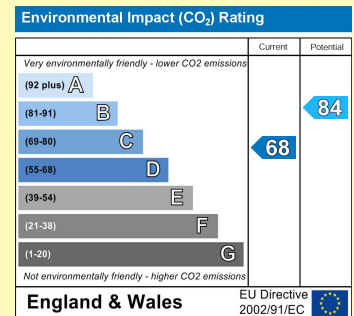
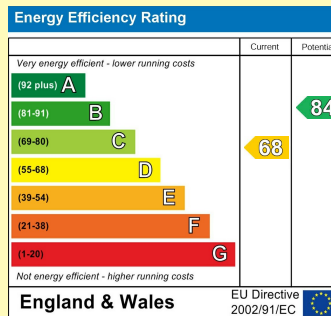
3.20m x 3.19m (10'5" x 10'5")

Front aspect with radiator.

BEDROOM 3

2.31m x 2.01m (7'6" x 6'7")

Front aspect with radiator.



BATHROOM

Three-piece with bath, sink, low-level W.C and radiator.

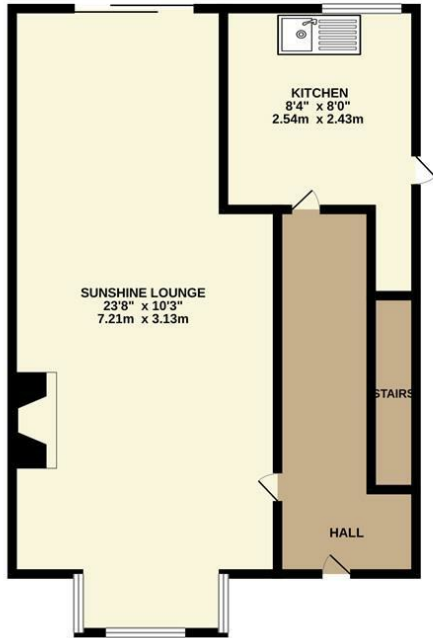


OUTSIDE

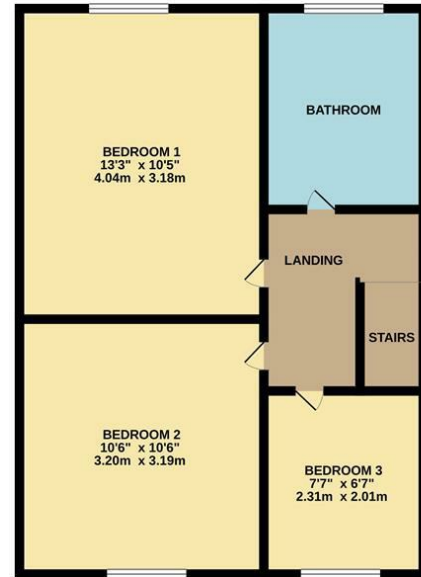
Externally to the front is a lawned garden and garage and to the rear a lawned garden.

*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 791 sq.ft. (73.4 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.
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