



• mcgowan homes •

440 Victoria Avenue East, Blackley



■ FOR SALE VIA AUCTION

- Two Bed Detached Bungalow With Fixed Staircase To The Loft Room
 - Lounge / Dining Kitchen / Two Piece Bathroom And W.C
 - Off Road Parking / Detached Garage Rear Lawned Garden
- In Need Of Attention Internally And Externally Offering Excellent Potential

By Auction £170,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000

For Sale Via Auction - TWO bed detached bungalow with a fixed staircase to the loft room. Briefly comprising of lounge, dining kitchen, bathroom, W.C and two bedrooms. A fixed staircase leads to the spacious loft room with storage in the eaves. Externally to the front is a driveway and garage and to the rear an enclosed overgrown patio garden. The property requires a good deal of attention both internally and externally, offering excellent potential. Situated in the Blackley area of Manchester ideal for local shops and facilities, transport links to Manchester city centre and the M60 motorway network.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

PORCH

Tiled entrance porch with radiator. Access to hallway.

HALL

Hallway with radiator and access to accommodation.

LOUNGE

4.81m x 3.63m (15'9" x 11'10")

Rear aspect with wall mounted gas fire and radiator.



DINING KITCHEN

4.04m x 3.86m (13'3" x 12'7")

Rear aspect with a range of wall and base units. Staircase rising to the loft room and external access.



BEDROOM 1

3.87m x 3.32m (12'8" x 10'10")

Front aspect with radiator.



BEDROOM 2

3.39m x 2.71m (11'1" x 8'10")

Front aspect with radiator.

BATHROOM

Two-piece bathroom with tiled walls.

W.C

Separate low-level W.C.

LOFT ROOM

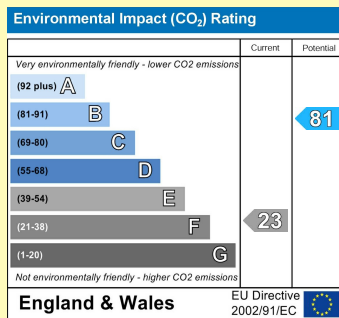
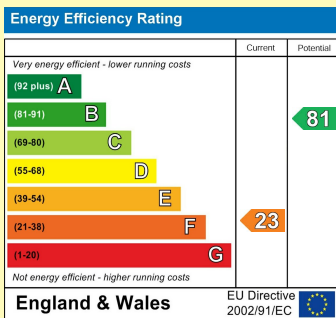
4.08m x 3.21m (13'4" x 10'6")

Accessed via a fixed staircase from the dining kitchen leads to a good-sized loft room with generous storage in the eaves.



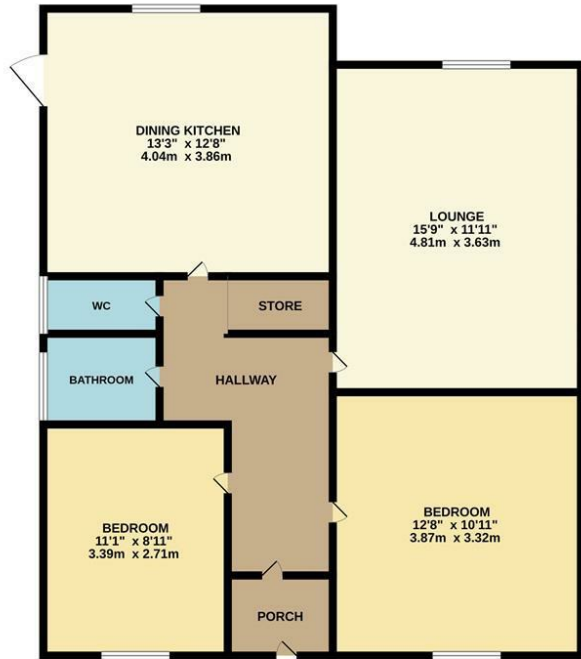
OUTSIDE

Externally to the front is a driveway and detached garage and to the rear an enclosed lawned garden. The property requires a good deal of attention both internally and externally, offering excellent potential.

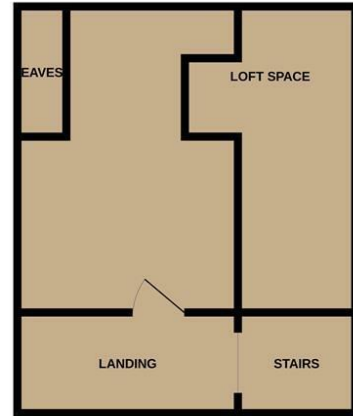


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
779 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TWO BED DETACHED BUNGALOW

TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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