



• mcgowan homes •

93 Shadwell Street East, Heywood



- Two Bed Detached Bungalow
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Kitchen And Conservatory
 - Two Bedrooms And Wet Room
- Lawned Gardens To The Front And Side With Space To Off Road Park
 - Paved Patio Garden To The Rear

By Auction £130,000

BEING SOLD VIA SECURE ONLINE BIDDING. TERMS & CONDITIONS APPLY STARTING BID £139995

Two bed detached bungalow with gardens, conservatory and parking. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, kitchen, conservatory, wet room and two bedrooms. Externally there are lawned gardens to the front and side with space to off road park and a very pleasant enclosed paved patio garden at the rear. Situated in the Heywood area of Manchester with easy access to the towns shops and facilities, transport links and ideal for access to the M60 motorway network

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

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The property is available to be viewed strictly by appointment only via the Marketing Agent 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.

HALL

Entrance hall with radiator.

LOUNGE

4.79m x 3.43m (15'8" x 11'3")

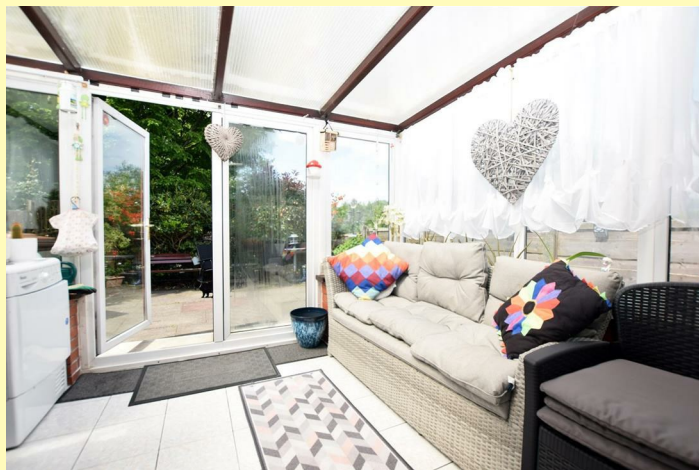
Rear aspect with laminate flooring, T.V point and radiator. Patio doors leading to the conservatory.



CONSERVATORY

3.56m x 2.77m (11'8" x 9'1")

Rear aspect with tiled flooring and access to the rear garden.



KITCHEN

2.78m x 2.64m (9'1" x 8'7")

Front aspect with a range of wall and base units incorporating stainless steel sink, cooker point with extractor above, space and plumbing for dishwasher and laminate flooring.



BEDROOM 1

4.06m x 3.43m (13'3" x 11'3")

Rear aspect with fitted wardrobes, laminate flooring and radiator.



BEDROOM 2

2.86m x 2.64m (9'4" x 8'7")

Front aspect with laminated wooden flooring and radiator.



WET ROOM

Three-piece wet room comprising of shower, sink, low-level W.C, fully tiled walls and laminate flooring.



OUTSIDE

Externally there are lawned gardens to the front and side with space to off road park and a very pleasant enclosed paved patio garden at the rear.

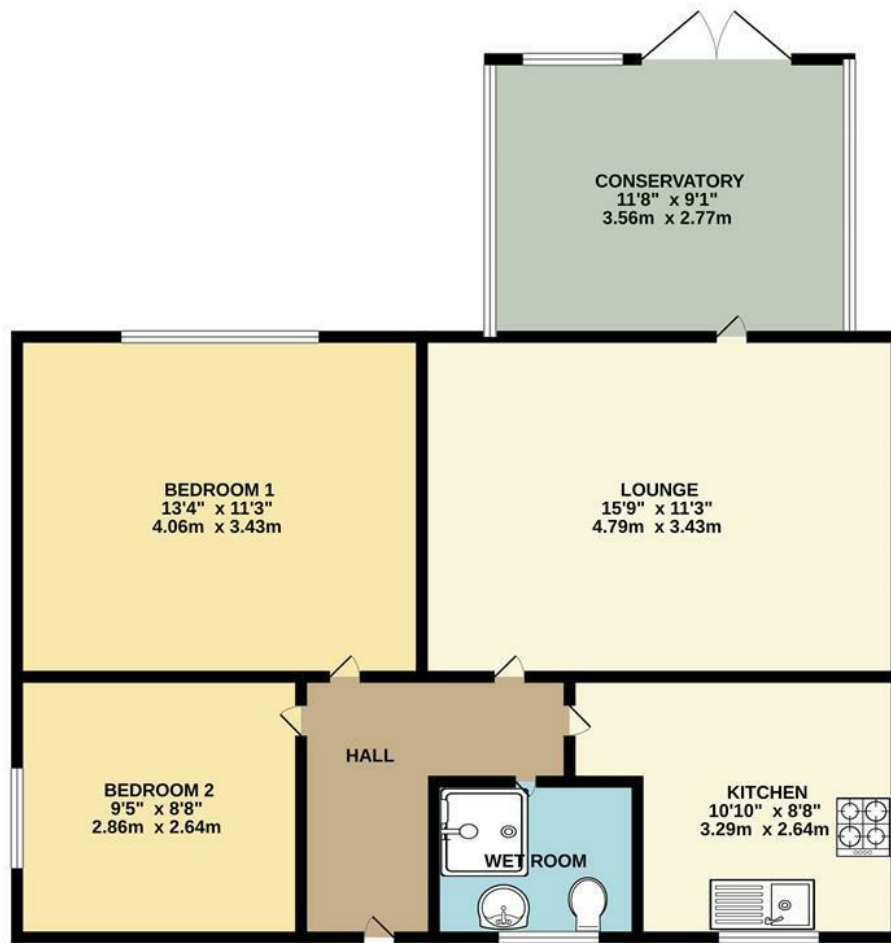


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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
681 sq.ft. (63.3 sq.m.) approx.



TWO BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 681 sq.ft. (63.3 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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