



597 Didsbury Road, Heaton Mersey, Stockport, SK4 3AS

Starting Bid £180,000

- BEING SOLD VIA SECURE SALE ONLINE BIDDING. T&C'S APPLY
- One Bedroom Bungalow
- Modern White Bathroom Suite
- Immediate 'exchange of contracts' available
- Breakfast kitchen with fitted units
- Double Glazing & Gas Central Heating
- Good Sized Southerly Facing Rear Garden
- Double Glazed Conservatory

597 Didsbury Road, Stockport SK4 3AS

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £180,000

ONE BED BUNGALOW - DELIGHTFUL SOUTHERLY FACING GARDENS - OFF ROAD PARKING - CONVENIENT LOCATION - MUST BE VIEWED



Council Tax Band: B



Rare Opportunity...

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.

STARTING BID £180,000

One bedroom bungalow. Accommodation briefly comprises: Lounge with large double glazed window, breakfast kitchen with a good range of units and space for a table and chairs, one bedroom with a range of fitted bedroom furniture, double glazed conservatory over looking the rear garden and bathroom with a modern white three piece suite.

Situated in a large plot with gardens to both the front and rear, the rear garden is pleasantly set out with patio areas, lawn and flower beds and an ornamental pond.

The property enjoys double glazing, gas central heating along with tiled flooring throughout.

Conveniently situated close to the tram stop, A34 and M60 and public transport that regularly runs along Didsbury Road.

Lounge

11'9" x 11'7"

Large full width double glazed window to the front elevation, tiled floor, wall mounted living flame effect electric fire. Two central heating radiators. Internal window to bedroom. Dado rail, coving and ceiling rose. Semi glazed door to bedroom

Breakfast Kitchen

14'7" x 5'5"

Kitchen with a good range of fitted kitchen units comprising: Pot bowl and a half single drainer sink unit with mixer tap, cupboard below, further range of base, drawer and eye level units. Wall mounted Worcester boiler behind wall cupboard. Slot in Indesit cooker with cooker hood over. Part panelled and part tiled walls.. Work surfaces, under unit lighting. Tiled floor. Open breakfast area. Open archway to lounge

Breakfast Area

13'7" x 4'3"

Double glazed French doors giving entry. Full wall of double glazed windows. Part panelled walls, tiled floor, central heating radiator, plumbed and access for an automatic washing machine, space for a fridge/freezer. Believed to be timber framed. Open to kitchen.

Bedroom

11'7" x 10'6"

Double bedroom with a range of fitted bedroom furniture including wardrobes with clothes hanging rails and bridging unit cupboards. Ceiling fan with light. Ceiling coving. Central heating radiator, tiled floor, door to bathroom, double glazed patio doors to conservatory.

Bathroom

6'8" x 5'5"

Bathroom with modern white three piece suite comprising: Vanity wash hand basin with mixer tap and cupboard below, low level WC. Bath with telephonic style shower from taps. Tiled floor and bath panel. Tiled walls, double glazed window with obscure glass to rear elevation. Central heating radiator

Conservatory

9'8" x 8'2"

Spacious double glazed conservatory with French doors giving access to the rear garden. Tiled floor, central heating radiator

Outside

Front Garden

Good sized predominantly lawned garden with numerous plants and shrubs, mature tree. Dwarf wall with inset flower beds. Bin storage area, gate to side elevation giving access to the rear garden

Rear Garden

Pleasant good sized fully enclosed Southerly facing rear garden. Paved patio area abutting the property, trellis archway to the rest of the predominantly lawned garden with numerous flower beds planted with an abundance of plants, flowers and shrubs, further paved patio areas. Ornamental pond with water feature. Timber garden shed. Fenced boundaries, external tap.

Off Road Parking

Off road parking is providing to the rear of the property accessed of Meltham Close

Auctioneers Additional Comments

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Pattinson Auction are working in Partnership with the marketing agent 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 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.

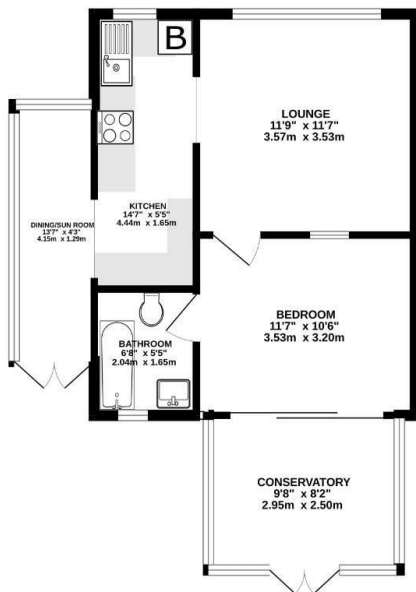
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of distance, volume, square and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operation or condition at the time of sale.



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	