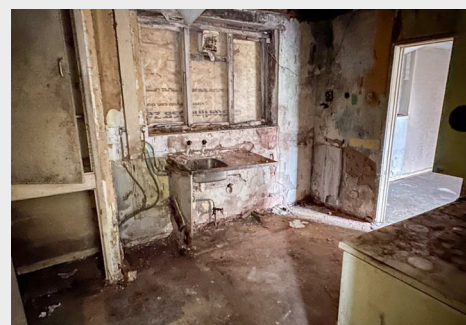




11 Antrim Close, East Didsbury, Manchester, M19 1TB

Auction Guide £200,000

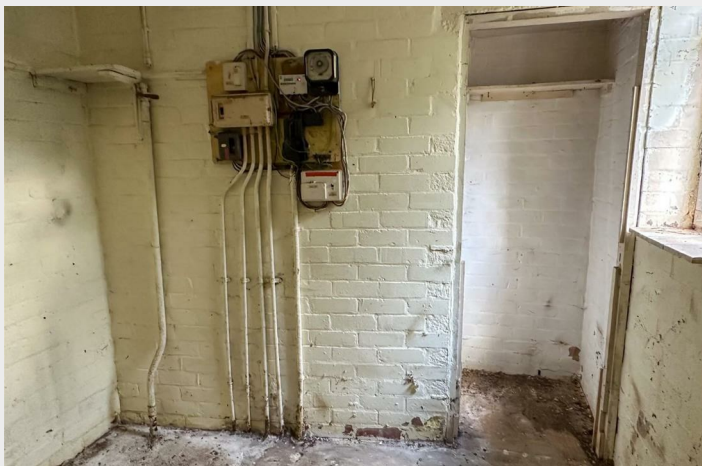
- CASH BUYERS ONLY
- Cul-De-Sac Location
- Immediate 'Exchange of Contracts' Available
- In Need of Full Refurbishment
- Walking Distance to Tram Station
- Being Sold Via 'Secure Sales'

11 Antrim Close, Manchester M19 1TB

FOR SALE BY ONLINE AUCTION T&C's Apply. CASH BUYERS ONLY. Secure Sale Online Bidding. Immediate 'Exchange of Contract' Available. . Three Bedroom End Terrace. In Need of Full Refurbishment. Large Rear Garden. Walking Distance to East Didsbury Tram Station. Cul-De-Sac Location.



Council Tax Band: A



Being sold via Secure Sales online bidding.
Terms & Conditions apply. Starting Bid
£200,000

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

Accommodation

Entrance Hall

Lounge

18'8" x 11'3" to 10'1"

Kitchen

11'5" x 9'2"

Utility

8'1" x 5'8"

plus pantry

First Floor

Stairs and Landing

Bedroom One

11'3" x 11'0"

Plus recess

Bedroom Two

13'0" x 8'2"

Plus recess

Bedroom Three

8'3" x 7'5"

Plus recess

Bathroom

5'6" x 4'8"

Separate WC

4'8" x 2'7"

Gardens

Large enclosed rear garden

Auctioneers Additional Comments

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 Agents
or 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 Auctioneers 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
the AML procedure are carried out in
accordance with the law.

The advertised price is commonly referred to
as a 'Starting Bid' or 'Guide Price' and is
accompanied by a 'Reserve Price'. The
'Reservice Price' is confidential t the seller and
the auctioneer and will typically be within a
range above or below 10% of the 'Guide
Price'/Starting Bid'.

These prices are subject to change

An auction can be closed at any time with the
auctioneer permitting for the property (the lot)

to be sold prior to the end of the auction

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 counsel of a solicitor prior to proceeding with any property and/or Land Title Purchase

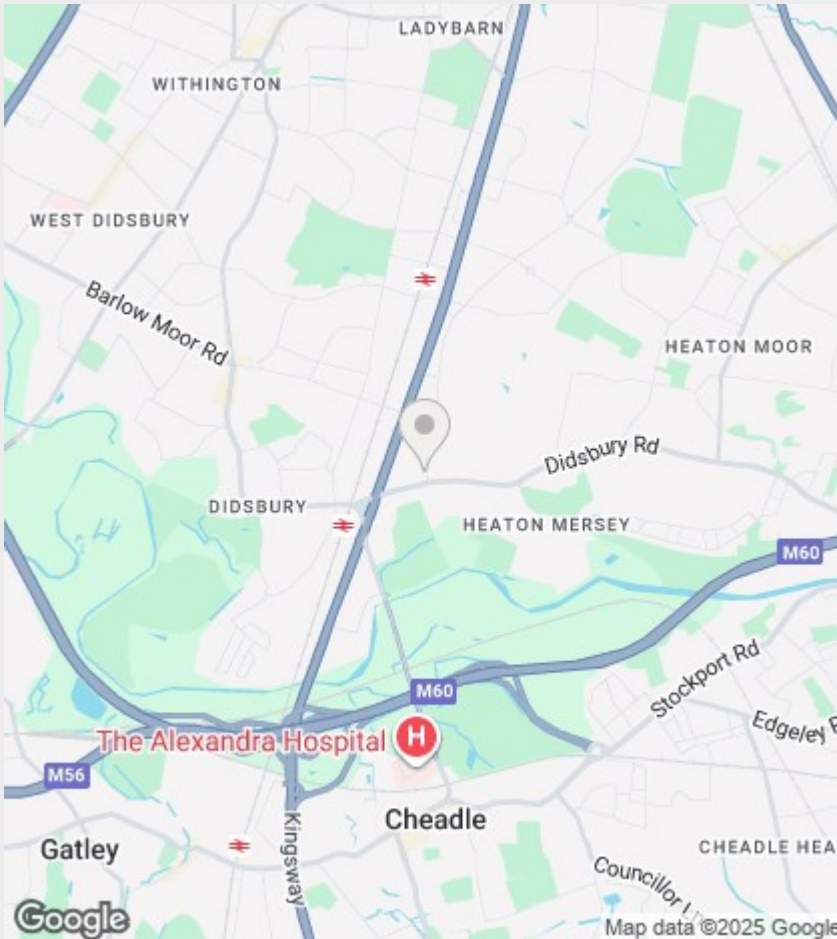
Auctioneers Additional Comments

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 £7,200 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.







Directions

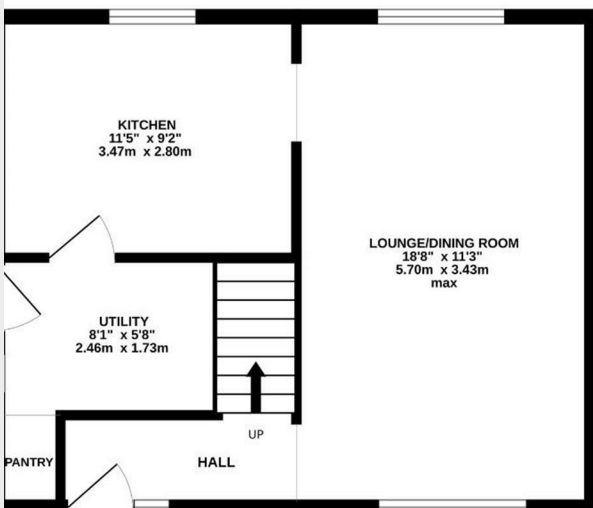
Viewings

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

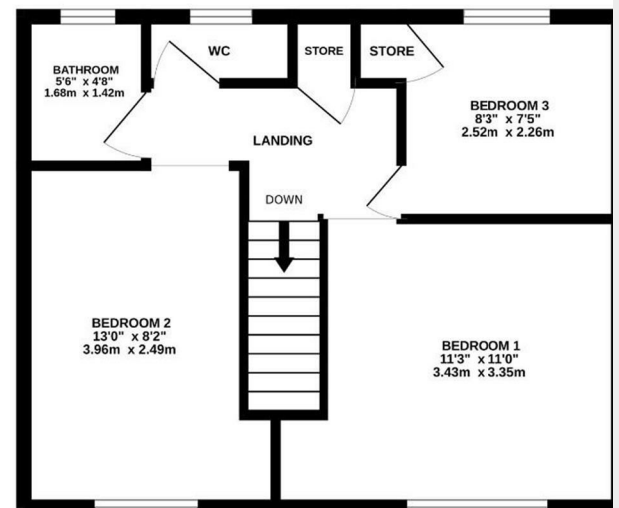
EPC Rating:

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

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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