



23 Kenwyn Street,

Start Bids £95,000



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## 23 Kenwyn Street,

Offered for sale by Modern Method of Auction with a starting bid of £95,000 plus reservation fee, a Two Bedroom, Mid-Terrace property requiring a comprehensive programme of modernisation throughout having NO CHAIN therefore vacant possession on completion.

🔧 Refurbishment Project with Strong Value-Added Potential. An opportunity to acquire a full refurbishment project offered for sale via Modern Method of Auction, ideal for investors, builders, and developers seeking a clear margin-led purchase.

### 🏠 Investment Overview:

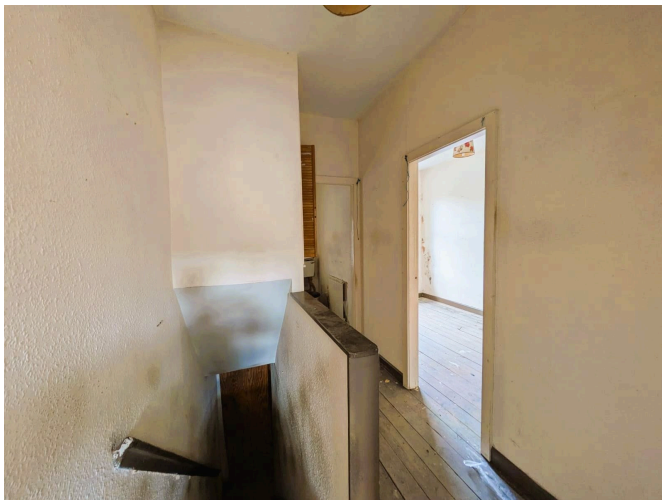
Full refurbishment required.  
Straightforward layout with scope for reconfiguration.  
Suitable for flip, BRR (Buy-Refurbish-Refinance), or rental exit.  
Strong local demand supporting resale and lettings.





#### 📍 Location:

- Situated in East Manchester, an area benefiting from ongoing regeneration and long-term capital growth.
- Approximately 10 - 15 minutes from Manchester City Centre, making it highly attractive to tenants and resellers.
- Strong rental demand driven by proximity to key employment hubs including Ancoats, Northern Quarter, and the city centre.
- Excellent transport links with regular bus routes and nearby Metrolink access providing easy connectivity across Greater Manchester.
- Popular with working professionals and first-time buyers due to relative affordability compared to central locations.
- Close to local amenities including shops, schools, and leisure facilities, supporting consistent tenant demand.
- Proven resale and lettings market with strong comparables in the immediate area.
- This is a classic "buy, refurbish, add value" opportunity with multiple exit strategies and strong upside potential.



All interested parties should review the legal pack and carry out their own due diligence prior to bidding.

A high-potential project in a consistently in-demand Manchester rental and resale market.

#### 👉 Early Enquiries Recommended:

Opportunities with this level of potential and location don't stay available for long - act quickly to secure.

## **Comprises of:**

### **Ground Floor**

**Entrance Hallway** - 4.3m x 1m (14'1" x 3'3")

**Lounge** - 3.4m x 3.2m max (11'1" x 10'5")

**Reception Room** - 4.6m x 3.3m (15'1" x 10'9")

**Kitchen** - 2.5m x 2.1m (8'2" x 6'10")

### **Stairs/Landing**

### **First Floor**

**Bedroom** - 4.3m max x 3.4m (14'1" x 11'1")

**Bathroom** - 1.8m x 1.7m (5'10" x 5'6")

**Bedroom** - 4.7m x 2.3m max (15'5" x 7'6")

## **Auctioneer's Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum

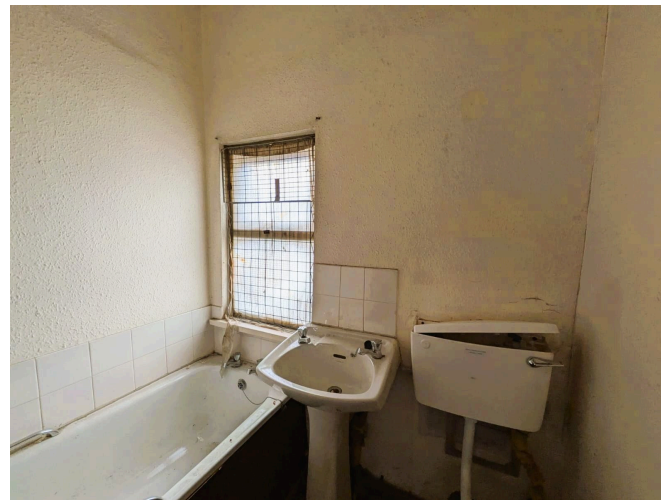
of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/ Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## Additional Information

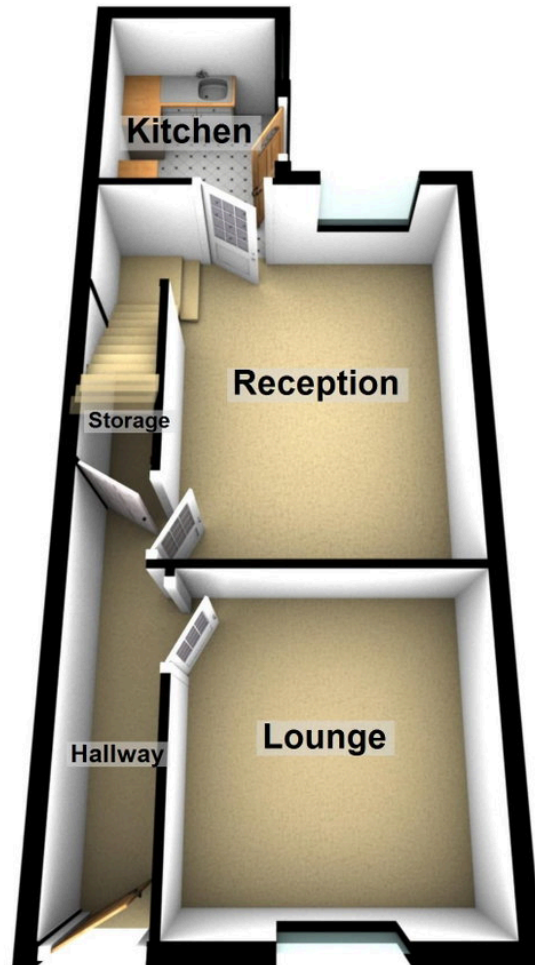
**TENURE:** - Leasehold, 881 years remaining (Solicitor to confirm details).

**COUNCIL BAND:** A - Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

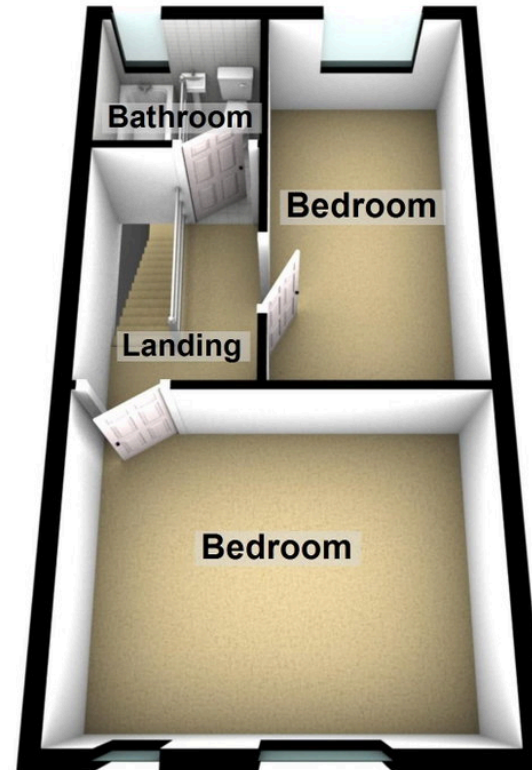
**VIEWING ARRANGEMENTS:** Strictly by appointment with the agents.



## Ground Floor



## First Floor



### Chadderton Office

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