



11 Shirley Avenue  
Stockport SK8 3NT  
Auction Guide £250,000

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# 11 Shirley Avenue

## Stockport SK8 3NT Auction Guide £250,000

FOR SALE UNDER AUCTION CONDITIONS - CASH BUYERS ONLY. Please see end of brochure for further details.

A Two Bedroom Detached Bungalow for total renovation. (Potential Redevelopment Site).

This is a rare opportunity for someone to acquire a "project". The property stands on a site of 694 sq.yds (see site plan attached). The bungalow comprises: Entrance Porch, Lounge, Inner Hallway to Kitchen, Utility Room, Two Bedrooms, Bathroom/WC and attached brick garage. The gardens require landscaping as well as total renovation of the property.

A buyer should consider demolition and rebuild so as to claim back the VAT.

The property lies close to local facilities plus transport. We must point out that this property is NOT mortgageable so only cash buyers will be considered.

**SPECIAL NOTE:**  
UNDER NO CIRCUMSTANCES ARE ANY CHILDREN ALLOWED IN THE PROPERTY AND ALL INTERESTED PARTIES ENTER THE PROPERTY AT THEIR OWN RISK. YOU MUST KEEP TO THE WALKWAYS LAID. ONLY ONE PERSON AT ANY ONE TIME.

Tenure: Freehold  
Council Tax: SMBC C

- For Sale By Auction (Date to be announced unless previously sold)
- Renovation/Development Project
- Two Bedrooms
- Site 694 sq.yds.
- Freehold
- CASH BUYERS ONLY
- Ring for viewing details

Ent Porch

Living Room  
13'11 x 10'11

Kitchen  
9' x 7'7

Bedroom One  
12'0 x 11'1

Bedroom Two  
12' x 8'1

Utility  
9'1 x 6'1

External  
Private Garden to the rear

Attached Garage

**AUCTION CONDITIONS OF SALE**  
Please note this will NOT go into a room.

Upon acceptance of offer - immediate exchange with a 10% deposit and completion within 28 days.

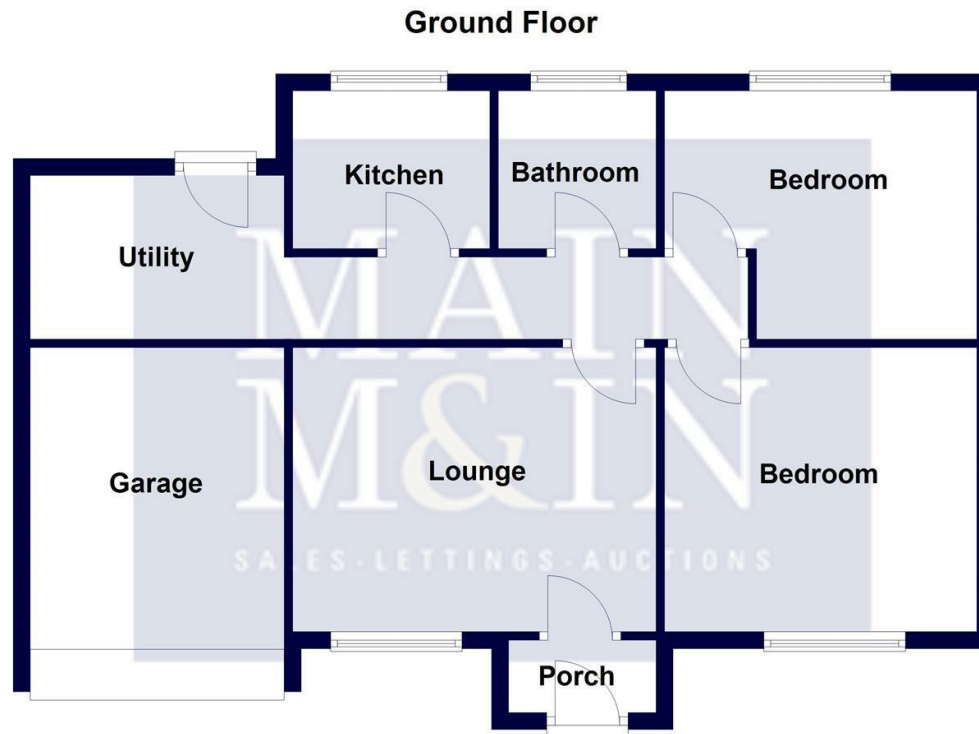
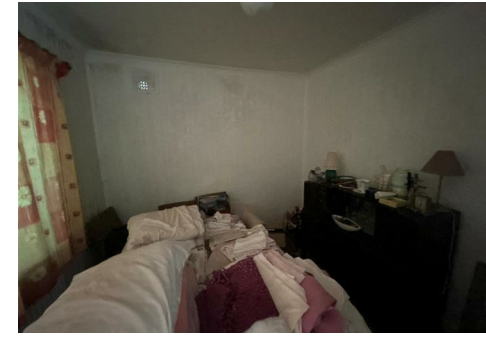
Buyer responsible for the following:

A contribution of £134.50 towards searches.

A contribution of £100 plus VAT as engrossment fee.

A contribution of £1250 plus VAT towards the vendor's legal costs

A Buyer's premium of £650 plus VAT.

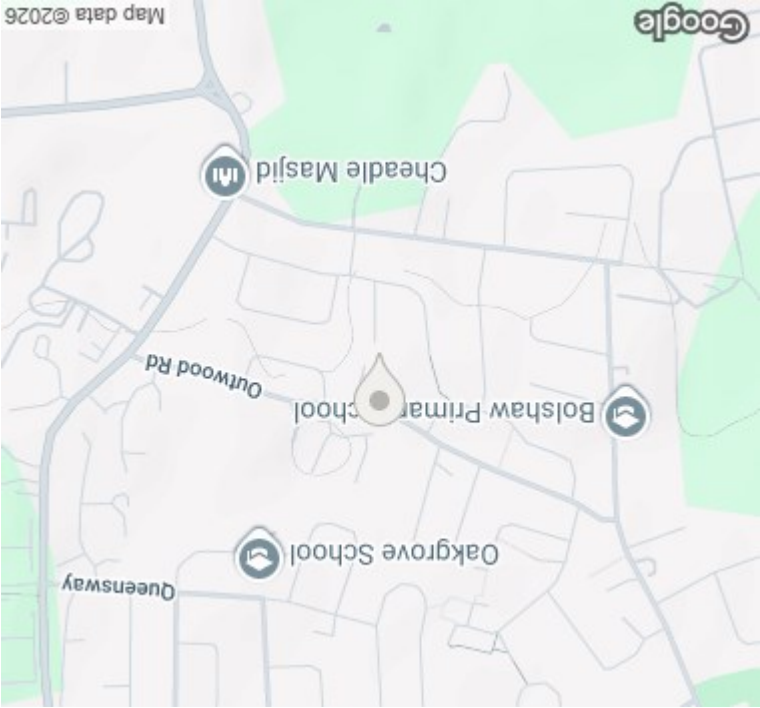


For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

**11 Shirley Avenue, Heald Green**

To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

| Energy Efficiency Rating                            |                         |
|-----------------------------------------------------|-------------------------|
|                                                     | EU Directive 2002/91/EC |
| Very energy efficient - lower running costs         |                         |
| A (92 plus)                                         |                         |
| B (81-91)                                           |                         |
| C (69-80)                                           |                         |
| D (55-68)                                           |                         |
| E (39-54)                                           |                         |
| F (21-38)                                           |                         |
| G (1-20)                                            |                         |
| Not environmentally friendly - higher CO2 emissions |                         |
| England & Wales                                     | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                         |
|-----------------------------------------------------|-------------------------|
|                                                     | EU Directive 2002/91/EC |
| Very environmentally friendly - lower CO2 emissions |                         |
| A (92 plus)                                         |                         |
| B (81-91)                                           |                         |
| C (69-80)                                           |                         |
| D (55-68)                                           |                         |
| E (39-54)                                           |                         |
| F (21-38)                                           |                         |
| G (1-20)                                            |                         |
| Not environmentally friendly - higher CO2 emissions |                         |
| England & Wales                                     | EU Directive 2002/91/EC |

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