

LEASEHOLD



House - Mid Terrace

**217 BURY OLD ROAD,
PRESTWICH,
MANCHESTER, M25
1JF**

Auction Guide

£275,600

FEATURES



CITY COMFORT
UK Properties Specialist



3 Bedroom House - Mid Terrace located in Manchester

Offered for sale by auction, this mixed-use leasehold property is conveniently located close to Heaton Park and the Metrolink tram stop.

The property comprises a ground floor commercial unit, currently operating as a burger shop, with a self-contained apartment arranged over two upper floors and accessed via a separate entrance.

The residential accommodation includes a kitchen-diner and three bedrooms, each with its own en-suite bathroom. The apartment is in need of full renovation, offering strong potential to add value.

Due to the layout, the property may be suitable for HMO use, subject to council approval and licensing. Ideal for investors.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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Council Tax Band

Exempt

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.