



Hawksdale Close, Grantham



Guide price £90,000

- Immediate 'Exchange of Contracts' Available
- Being Sold via 'Secure Sale'
- Cash Buyers Only!
- Four Double Bedrooms
- Semi-Detached Home
- Total Refurbishment Required
- Freehold
- EPC rating: TBC



****CASH BUYERS ONLY**** Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

A spacious four bedroom semi-detached home - a total refurb project, but offering potential to create a comfortable family home.

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.

This four-bedroom semi-detached freehold property presents an excellent refurbishment opportunity and is offered to the market with vacant possession and no onward chain, allowing for immediate availability.

To the front, the property benefits from a driveway and garage, providing ample off-road parking for multiple vehicles. Upon entering, a central hallway offers access to the staircase

leading to the first floor, a lounge to the left, a dining room directly ahead, and a kitchen positioned beyond the dining area. The ground floor is further complemented by a convenient downstairs W/C. The first floor comprises four well-proportioned bedrooms and a family bathroom. To the rear, the garden is mainly laid to lawn and features a patio seating area, offering a pleasant outdoor space.

Situated within the highly sought-after Manthorpe Estate, the property is ideally located just a short walk from Priory Ruskin School and Manthorpe Road, making it a desirable choice for families and investors alike.



ACCOMMODATION

ENTRANCE HALL

LOUNGE

5.65m x 2.87m (18'6" x 9'5")

DINING ROOM

3.37m x 3.68m (11'1" x 12'1")

KITCHEN

4.38m x 2.66m (14'5" x 8'8")

W/C

LANDING

BEDROOM ONE

3.65m x 3.47m (12'0" x 11'5")



BEDROOM TWO
6.83m x 2.32m (22'5" x 7'7")

BEDROOM THREE
2.44m x 2.59m (8'0" x 8'6")

BEDROOM FOUR
3.34m x 1.95m (11'0" x 6'5")

BATHROOM
3.34m x 1.95m (11'0" x 6'5")

GRANTHAM

The property is situated in a convenient position within easy access to town. There are also shops available nearby on Barrowby Gate as well as the Poplar Farm Primary School off the Barrowby Edge development also along Barrowby Road. The property is ideally situated for access along the A52 to Nottingham and for access on to the A1 north. Grantham offers amenities including several supermarkets, excellent grammar schools and main line railway station to London King's Cross in approximately 70 minutes.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right at the traffic lights on to Broad Street and left on to Brook Street. Continue over the traffic lights on to Manthorpe Road, passing the hospital on the left-hand side. Take the left turn on to Sandcliffe Road and left into Hawksdale Close. The property is on the right-hand side.

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 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



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate. 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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