



167 Medlock Road, Failsworth

Start Bids £215,000



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Offered for sale by Modern Method of Auction with a starting bid of £215,000 plus reservation fee, a Three Bedroom, Two Reception, End-Terrace property having NO CHAIN therefore vacant possession on completion.

🔨 FANTASTIC INVESTMENT OPPORTUNITY – FULL REFURBISHMENT PROJECT WITH STRONG UPSIDE 🔨 CASH BUYERS / INVESTORS – THIS IS THE ONE YOU'VE BEEN WAITING FOR. 🔨

Positioned on the ever-popular Medlock Road in Woodhouses - Failsworth, this property presents an exciting opportunity for investors, developers, or cash buyers seeking a value-add refurbishment project in a high-demand rental and resale area.





📍 Location:

The property benefits from excellent connectivity and local demand, with easy access to Manchester city centre, close to Metrolink, major road links & local amenities. Popular with commuters, families, and tenants alike.

🏠 Key Features:

Excellent refurbishment/modernisation potential.
Generous internal layout with scope to reconfigure.
Rear garden & outdoor space overlooking Brookdale golf course.
Strong rental demand location.
Ideal flip or buy-to-let investment.

☎ Early Enquiries Recommended:

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



Ground Floor

Entrance Hall - 4.6m x 0.9m (15'1" x 2'11")

Lounge - 3.5m max x 3.3m max (11'5" x 10'9")

WC - 2.3m x 1m (7'6" x 3'3")

Storage Area - 2m x 1m (6'6" x 3'3")

Dining/Sitting Room - 4.3m max x 3.4m max (14'1" x 11'1")

Kitchen Area - 3m x 2.8m (9'10" x 9'2")

Stairs/Landing

First Floor

Double Bedroom - 4.3m max x 3.5m max
(14'1" x 11'5")

Double Bedroom - 3m x 2.8m (9'10" x 9'2")

Bathroom - 2.7m x 1.7m (8'10" x 5'6")

Bedroom - 2.7m x 2.4m (8'10" x 7'10")

Externally

There is off-road parking to the front of the property and to the rear there is a garden area with open aspect views over Brookdale golf course and beyond.



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: - Freehold (Solicitor to confirm details).



COUNCIL BAND: B - 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.

Agents Note

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

