

# HUNTERS<sup>®</sup>

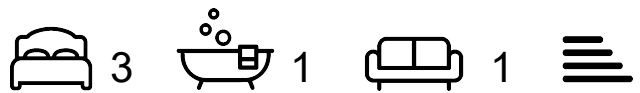
HERE TO GET *you* THERE



## Parkwood Road

Manchester, M23 0AA

By Auction £240,000



Council Tax: C



# 22 Parkwood Road

Manchester, M23 0AA

By Auction £240,000



- DEVELOPMENT OPPORTUNITY
- NO CHAIN
- 3 BED SEMI-DETACHED
- GARAGE AND DRIVEWAY
- CLOSE TO M56/M60 MOTORWAY
- LARGE GARDEN
- LONG LEASEHOLD - 908 YEARS REMAINING
- COUNCIL TAX BAND - C
- EPC - TBC

## **\*\* MODERN METHOD OF AUCTION \*\***

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. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view 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.'

Located on the charming Parkwood Road in Manchester, this semi-detached house presents an exciting opportunity for those seeking a development project. With three well-proportioned bedrooms and a comfortable reception room, this property offers ample space for family living and potential renovation, on a substantial plot with lots of out door potential.

One of the standout features of this property is its enviable location, adjacent to a historic park, providing a serene environment for leisurely walks and outdoor activities. Additionally, the property benefits from excellent transport links, being conveniently close to the motorway network and the airport, ensuring easy access to both local amenities and further afield.

This property is offered with no onward chain, allowing for a smooth and efficient purchase process. It is available through a modern method of auction, making it an appealing option for buyers looking to invest in a home with potential. Whether you are a first-time buyer, a growing family, or an investor, this house on Parkwood Road is a promising opportunity not to be missed.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take his responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.



## Road Map



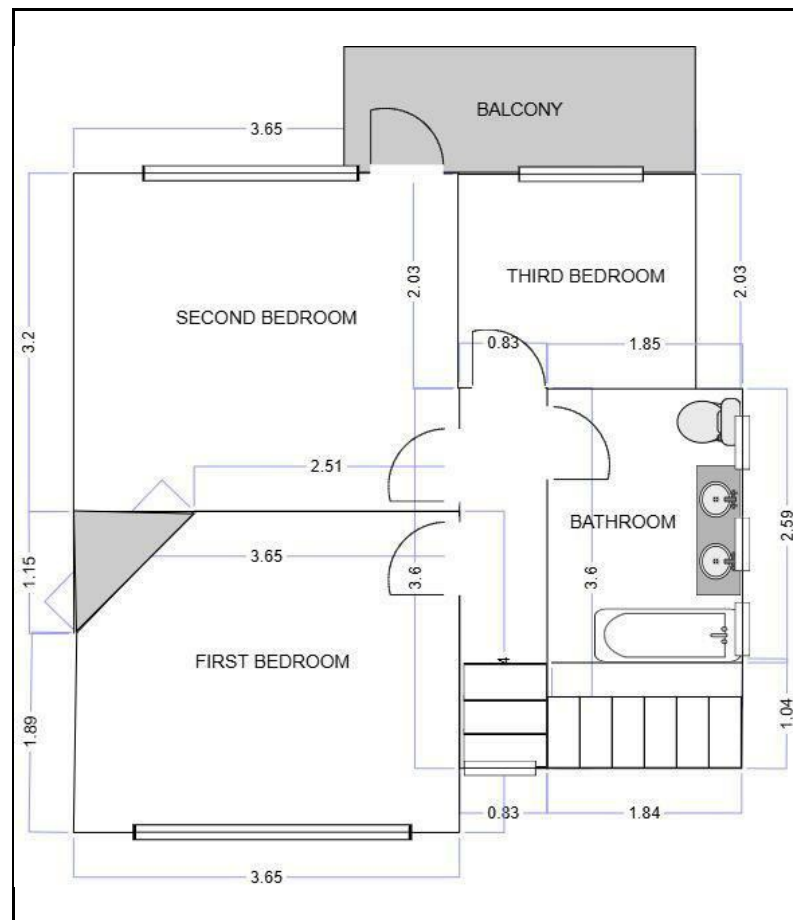
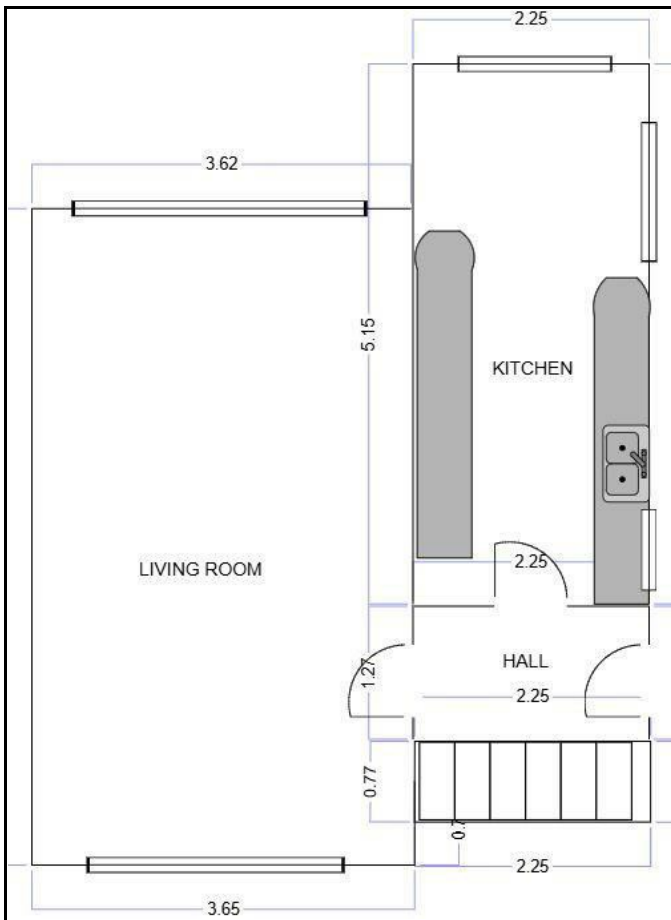
## Hybrid Map



## Terrain Map



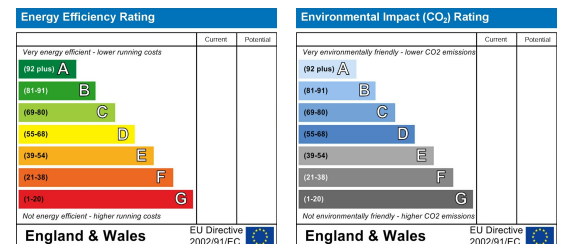
## Floor Plan



## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.