



4 Turner Avenue, Failsworth, Manchester, M35 0LB

Guide Price £185,000



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🏠 Offered for sale by Modern Method of Auction with a starting bid of £185,000 plus reservation fee, a Five Bedroom, Semi-Detached property having NO CHAIN therefore vacant possession on completion.

💰 **HUGE INVESTMENT POTENTIAL | PRIME LOCATION | DEVELOPMENT OPPORTUNITY**

✨ An exciting opportunity for investors, developers and ambitious buyers, 4 Turner Avenue occupies a highly convenient position and offers significant potential to improve, modernise and potentially unlock further value, subject to the necessary planning consents.

📈 **Exceptional Investment Potential**

This property represents a particularly interesting proposition for those looking for a project with strong scope for improvement and value enhancement. Whether the aim is to refurbish and maximise rental appeal, create an impressive family home or explore future development possibilities, the property offers a range of opportunities.





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🔧 Put Your Own Stamp On It
The accommodation provides an excellent starting point for a comprehensive scheme of modernisation. Buyers with vision can transform the property into a contemporary home or investment, with the potential to significantly improve both presentation and long-term appeal.

📍 Excellent Location
Turner Avenue is ideally positioned for access to local shops, schools, amenities and transport links, with convenient connections



towards Manchester, Oldham and the wider Greater Manchester area. The location is a key attraction for both owner-occupiers and rental investors seeking accessibility and strong everyday convenience.



Well Connected

Excellent transport links make the area particularly appealing to commuters, while the surrounding residential neighbourhood provides easy access to a wide range of facilities, making this a location with enduring rental and resale appeal.



Ideal for Investors & Developers

With the right vision, this property could become a highly desirable family home, rental investment or refurbishment project. Its combination of location, accommodation and scope for improvement makes it a property worthy of serious consideration.



A Rare Opportunity to Create Value

Properties with genuine potential to add value are increasingly sought after. 4 Turner Avenue offers exactly that opportunity – a well-positioned property where an investor or buyer can take control of the project and create something significantly more valuable.



VIEWING HIGHLY RECOMMENDED

Early inspection is strongly advised for buyers looking to secure a property with substantial investment potential in a well-connected Greater Manchester location.

Please note: any development or alteration potential is subject to the necessary planning permissions, building regulations and other relevant consents.

Auctioneers 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

Entrance Hall

2.2m x 1.3m (7'2" x 4'3")



Living Room

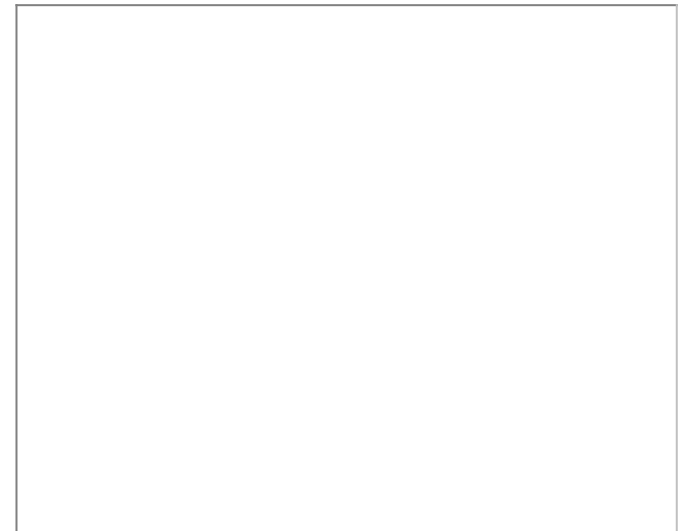
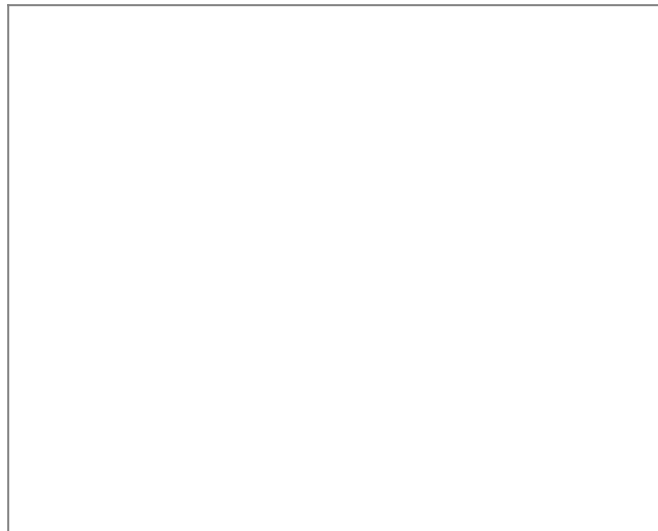
6.5m x 5.4m max (21'3" x 17'8")

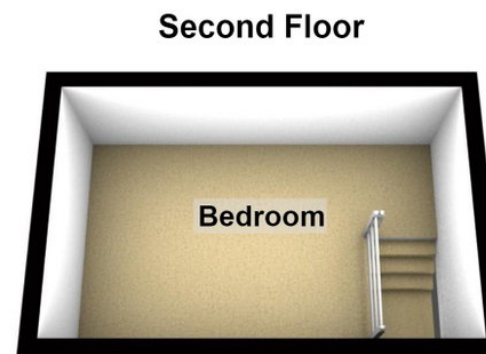
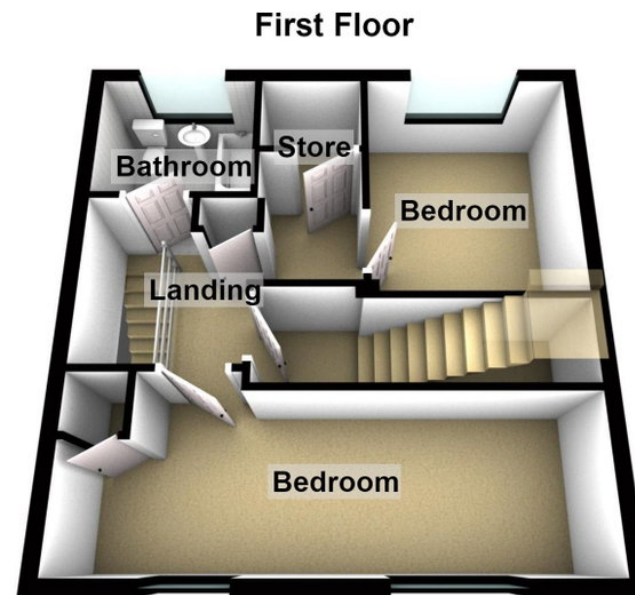
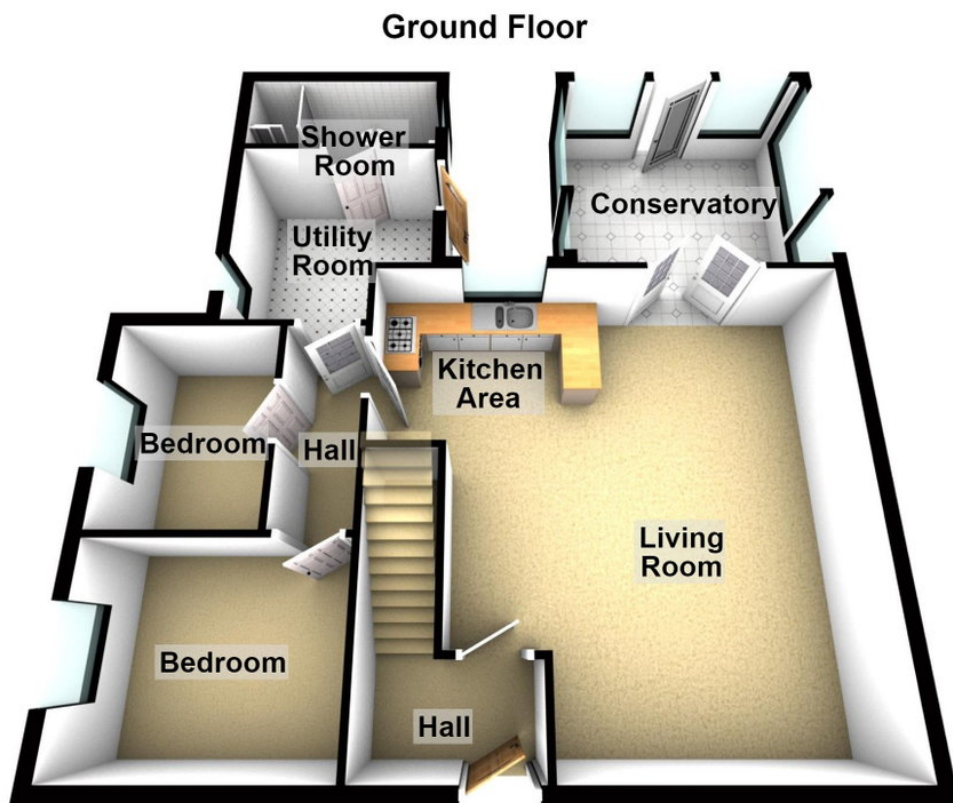
Kitchen Area

3.2m x 3m (10'5" x 9'10")

Conservatory

3.6m x 3.4m (11'9" x 11'1")





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