

# HUNTERS<sup>®</sup>

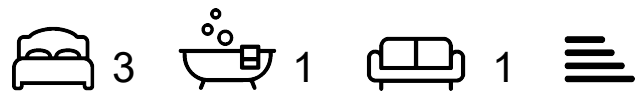
HERE TO GET *you* THERE



## Torridon Walk

Manchester, M22 1PP

Auction Guide £180,000



Council Tax: A





# 5 Torridon Walk

Manchester, M22 1PP

Auction Guide £180,000



- 1.3 MILES TO MANCHESTER AIRPORT
- 1.4 MILE TO PAINSWICK PARK
- COUNCIL TAX BAND A
- LARGE BACK GARDEN
- CLOSE ACCESS TO M56/M60 MOTORWAY
- IN NEED OF MODERNISATION
- DISABLED ACCESS INSTALLED
- EPC TBC

Nestled in the charming area of Torridon Walk, Manchester, this three-bedroom house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation, it offers a blank canvas for imaginative buyers eager to put their personal touch on a home.

The generous layout includes three well-proportioned bedrooms, providing ample room for families or those seeking extra space for guests or a home office. The large back garden is a standout feature, offering a delightful outdoor area perfect for gardening, entertaining, or simply enjoying the fresh air.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. With a little vision and effort, this house has the potential to become a stunning family home.

Do not miss the chance to transform this property into a beautiful residence that reflects your style and needs.

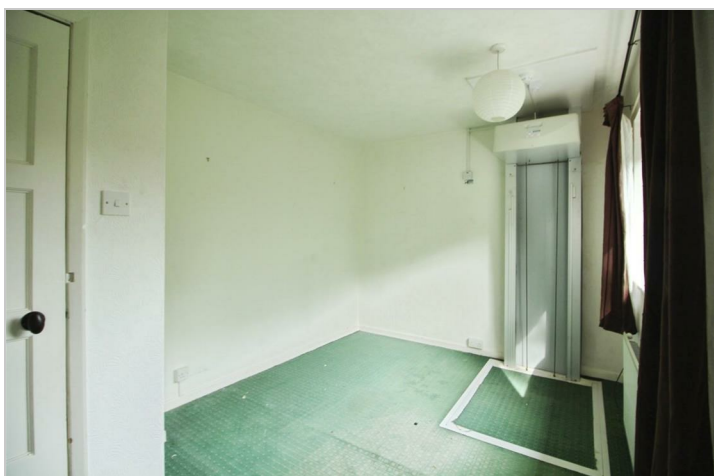
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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 supplier.



Road Map



Hybrid Map



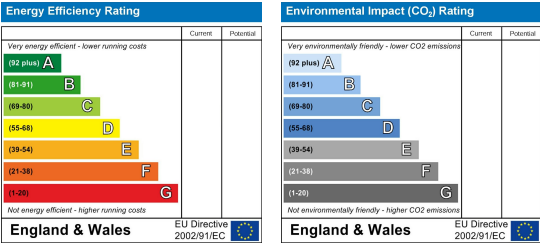
Terrain Map



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.