

HUNTERS[®]

HERE TO GET *you* THERE



Brownley Road

Manchester, M22 9UH

£185,000



Council Tax:



187 Brownley Road

Manchester, M22 9UH

£185,000



*****TO BE SOLD BY MODERN METHOD OF AUCTION*****

A Three bedroom semi-detached property in need of full renovation. Located in the highly sought after M22 postal code, with incredibly easy links to the Metrolink tram Network, M56 and M60 motorways and a range of industrial hubs including Wythenshawe hospital and Manchester airport, this is a truly impressive proposition.

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 £300.00 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 4.50% 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. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR

Living Room

14'9 x 11'4 (4.50m x 3.45m)

Kitchen

14'9 x 11'6 (4.50m x 3.51m)

W.C

5'1 x 2'7 (1.55m x 0.79m)

FIRST FLOOR

Bedroom

11'6 x 9'10 (3.51m x 3.00m)

Bedroom

11'6 x 8'9 (3.51m x 2.67m)

Bedroom

7'6 x 7'7 (max) (2.29m x 2.31m (max))

Bathroom

5'6 x 4'10 (1.68m x 1.47m)

EXTERIOR

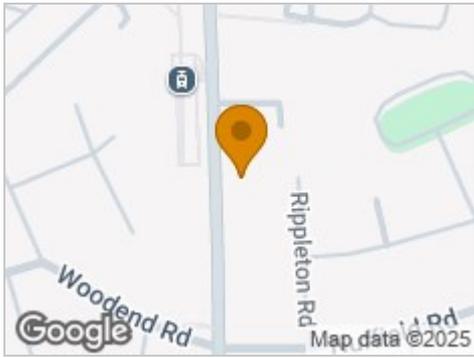
To the front Elevation is a driveway and enclosed garden. To the rear elevation is a private garden.

NOTICE

All efforts are made to ensure that measurements are as accurate as possible, however we do not take responsibility for the accuracy of equipment used for measurements, therefore, any dimensions provided should be taken as an approximation.



Road Map



Hybrid Map



Terrain Map



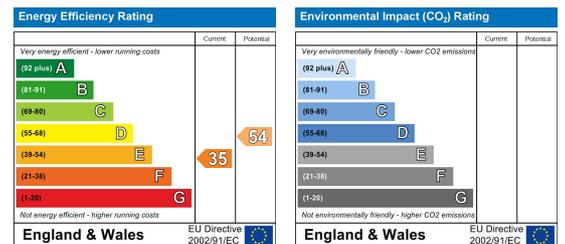
Floor Plan



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.