

HUNTERS[®]

HERE TO GET *you* THERE



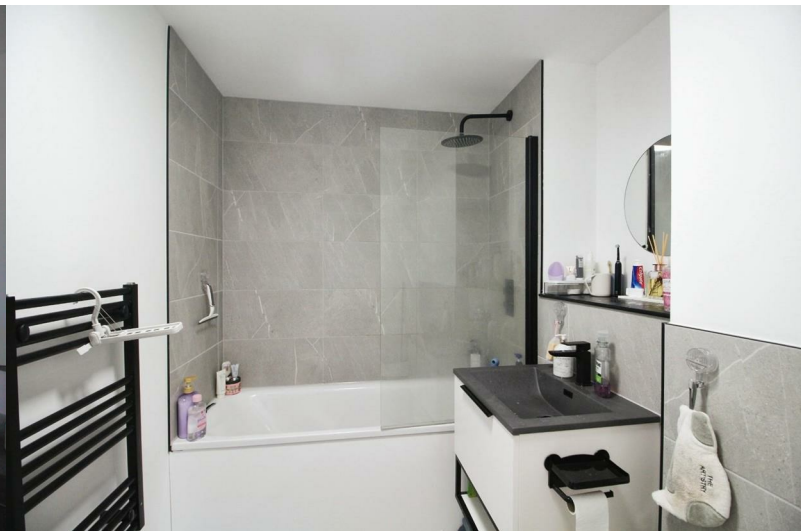
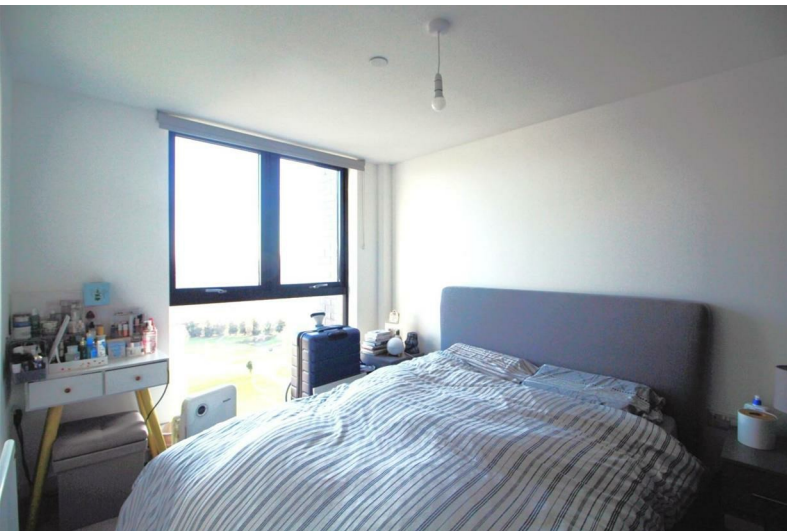
Seymour Grove

Old Trafford, Manchester, M16 0YN

Auction Guide £180,000



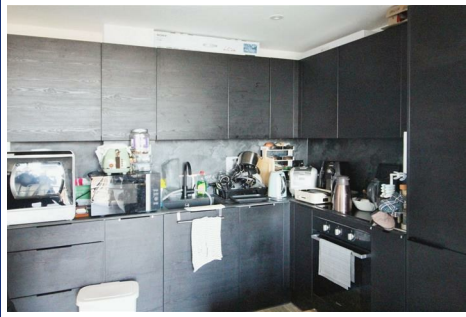
Council Tax:



75 Seymour Grove

Old Trafford, Manchester, M16 0YN

Auction Guide £180,000



*****PROPERTY TO BE SOLD BY ONLINE METHOD OF AUCTION*****

This property offers a unique opportunity to enjoy contemporary living with breath-taking views of the Manchester city centre, making it an ideal choice for those who appreciate both style and convenience.

Upon entering the apartment, you will find a well-designed open plan living area and kitchen that provides a comfortable space for relaxation and entertaining. The large windows allow natural light to flood the room, enhancing the overall ambiance and showcasing the stunning cityscape beyond. The bedroom is thoughtfully laid out, providing a peaceful retreat for rest and rejuvenation.

The apartment also features a modern bathroom, equipped with contemporary fixtures and fittings, ensuring a pleasant experience for daily routines. The secure concierge area on the ground floor adds an extra layer of safety and convenience, making it easy to receive guests and packages.

Living in this apartment means you are just a stone's throw away from the bustling heart of Manchester, with its array of shops, restaurants, and cultural attractions. Whether you are a young professional, a couple, or looking for a stylish investment, this property is sure to meet your needs.

Kitchen/Living Room

20'7 x 12'7 (6.27m x 3.66m, 2.13m)

Open plan Kitchen and living area, Kitchen is fitted with modern wall units housing integrated appliances including hob, oven, and fridge freezer. Living area has wonderful views of Manchester City Centre and beyond.

Bedroom

12'1 x 10' (3.68m x 3.05m)

Double bedroom with UPVC double glazed window.

Bathroom

8'1 x 7'6 (2.46m x 2.29m)

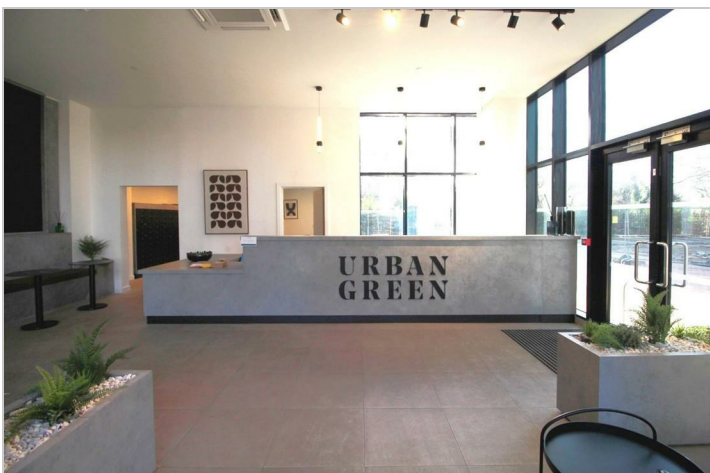
Partially tiled modern Bathroom with three piece suite including W.C, black matt wash basin with integrated cupboard and a bathtub with overhead shower.

This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract is received by the buyer's solicitor (or 10 working days after receipt of the buyer's premium, whichever is earlier). Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer reserve the property to the buyer during the Reservation Period and are paid in addition to the purchase price and are considered within calculations for Stamp Duty Land Tax. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from our website or requested from our Auction Department.

- Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 3.6% of the purchase price including VAT (this is subject to a minimum amount of £6,600 including VAT) and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market.
- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland.



Road Map



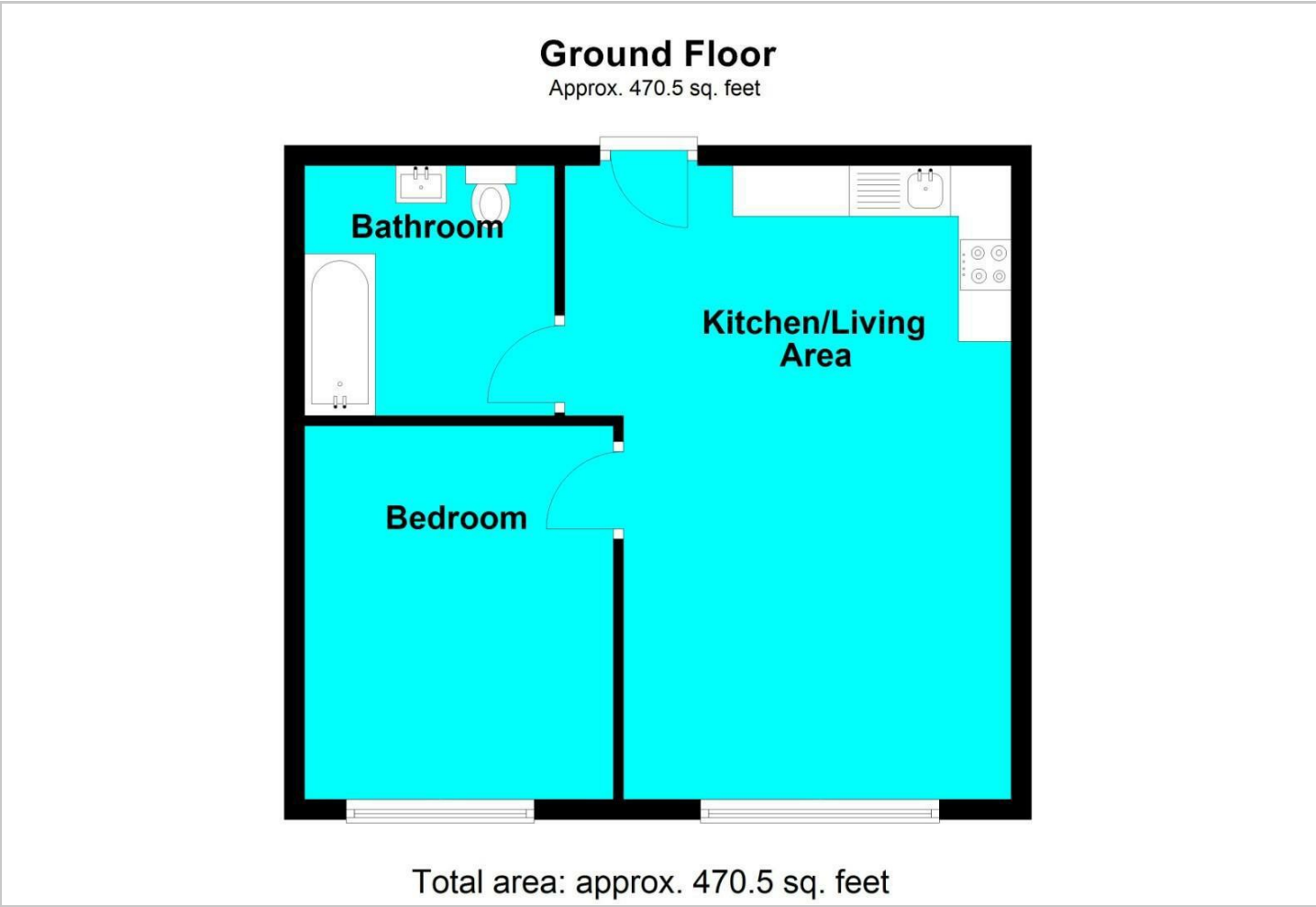
Hybrid Map



Terrain Map



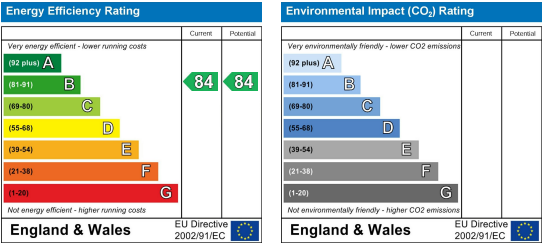
Floor Plan



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.