

HUNTERS[®]

HERE TO GET *you* THERE



Allanson Road

Northenden, M22 4WW

Auction Guide £185,000



Council Tax: B



40 Allanson Road

Northenden, M22 4WW

Auction Guide £185,000



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

A Two bedroom mid-terrace 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.

- TO BE SOLD BY MODERN METHOD OF AUCTION
- BUYERS FEES APPLY
- BY BEFORE AUCTION AVAILABLE
- IDEAL INVESTMENT OPPORTUNITY
- CASH BUYERS WELCOME
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND B
- EPC C
- PRIVATE GARDEN
- LEASEHOLD 845 YEARS REMAINING

LIVING ROOM

A living room with fully fitted carpets and double glazed UPVC windows

DINING ROOM

A dining room or second reception room with fully fitted carpets and a feature fireplace. UPVC double glazed windows.

KITCHEN

A galley kitchen containing the boiler, a sink with drainage board and access to the rear backyard.

MASTER BEDROOM

A double bedroom with fully fitted carpets with fully fitted carpets and UPVC double glazed windows.

SECOND BEDROOM

A double bedroom with fully fitted carpet, UPVC double glazed windows on looking the back of the property.

BATHROOM

A family sized bathroom with bath, W/C and wash basin

GARDEN

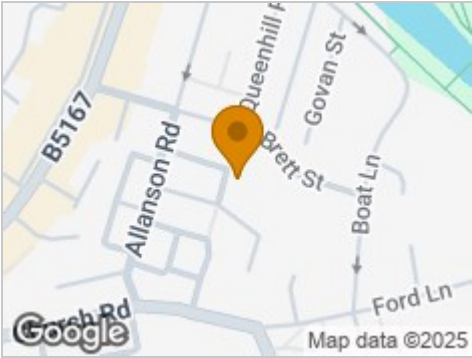
A back yard with a small out-bulding for storage that leads to your own private piece of land. A lovely lawn garden.

ADDITIONAL INFORMATION

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.



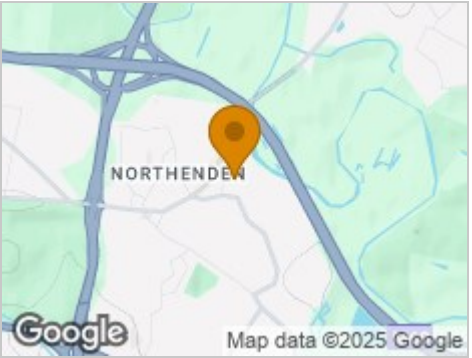
Road Map



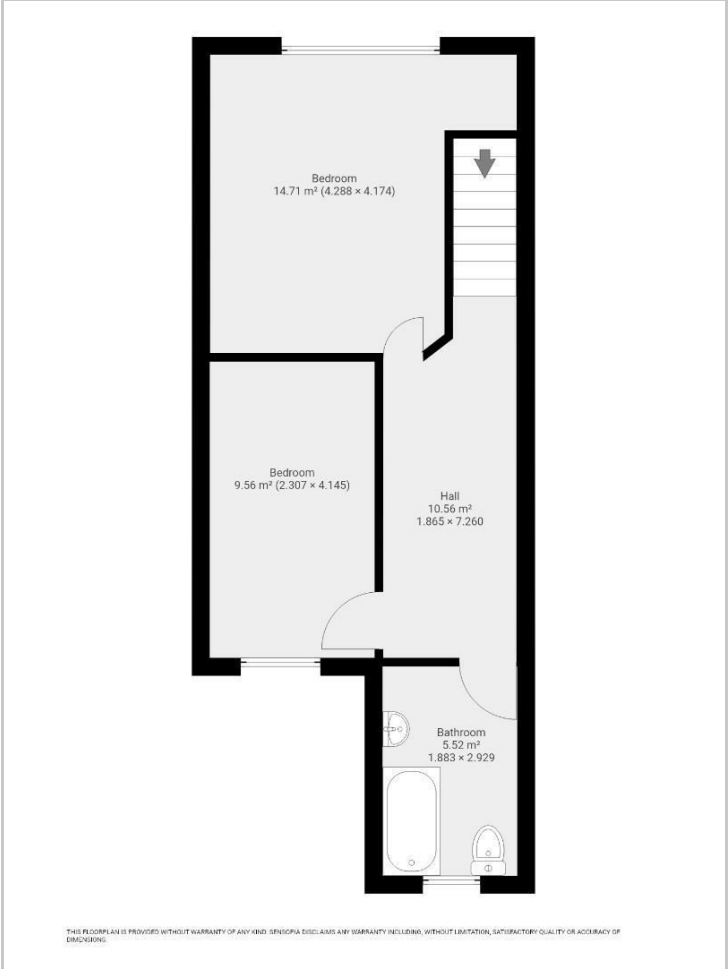
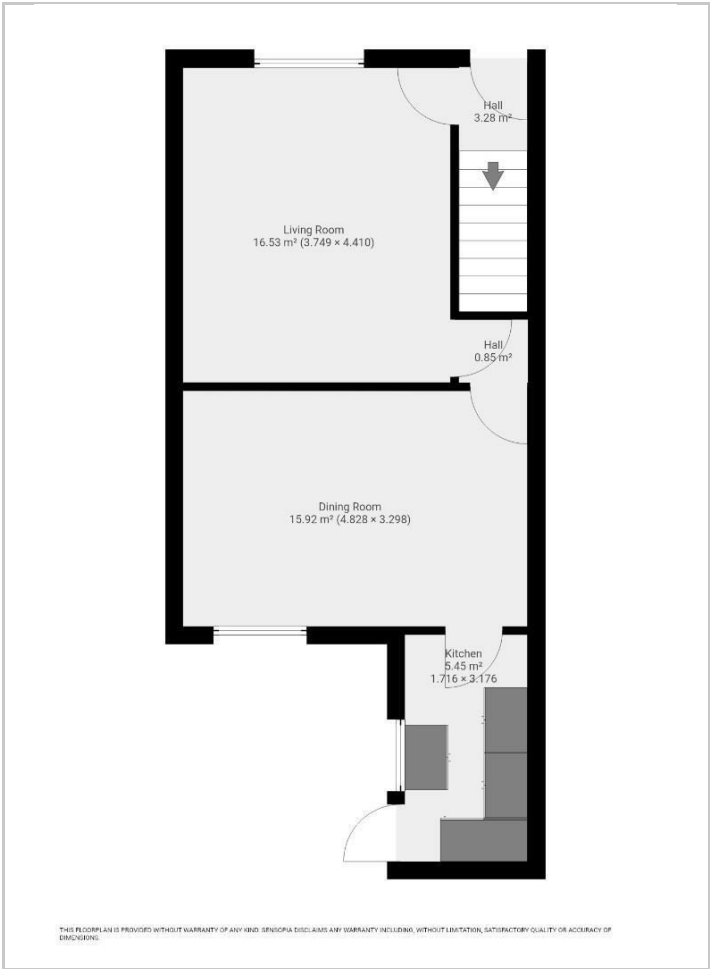
Hybrid Map



Terrain Map



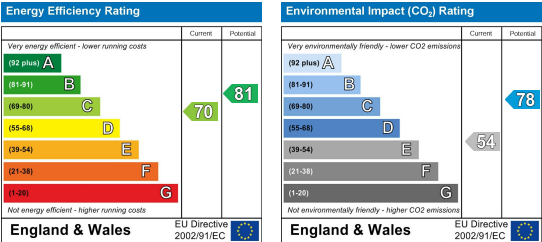
Floor Plan



Viewing

Please contact our Hunters South Manchester Lettings 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.