

# HUNTERS<sup>®</sup>

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## Hazel Street

Audenshaw, Manchester, M34 5WA

Auction Guide £20,000



Nestled on Hazel Street in the charming area of Audenshaw, Manchester, this property presents a unique opportunity for those with a vision for transformation. This house, featuring two bedrooms and a reception room, is in need of significant refurbishment due to fire damage, making it a blank canvas for potential buyers or renters who are ready to invest time and resources into a complete renovation.

It is important to note that there is a rent charge applicable, and access to the property is currently restricted. This situation may appeal to those looking for a project or an investment opportunity in a developing area.

EPC - TBC

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 (jamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

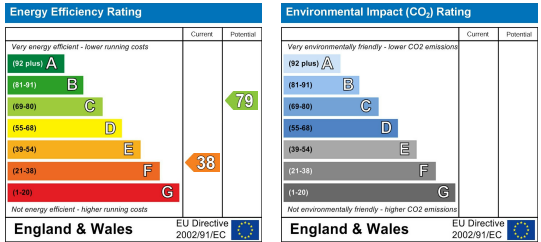
### Area Map



### Floor Plans



### 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.