



Bowness Street, Stretford, Manchester

Guide Price: £200,000

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*****TO BE SOLD VIA MODERN METHOD OF ONLINE AUCTION*****

A two-bedroom mid-terraced property ideally situated in a convenient Stretford location, within easy reach of Trafford Park Metrolink, Stretford Marina and a range of local amenities.

Offered to the market with no onward chain, this property presents an excellent opportunity for investors, developers or buyers seeking a home to modernise and add value.

The accommodation briefly comprises an open-plan lounge and dining room, leading through to the kitchen with access to an enclosed private rear yard. To the first floor are two well-proportioned bedrooms, positioned to the front and rear elevations respectively, together with a family bathroom fitted with a bath, wash basin and lavatory.

Requiring modernisation throughout, the property offers fantastic potential to create a stylish home tailored to individual requirements.

Benefitting from a highly accessible location close to Trafford Park, excellent transport links and waterside walks around Stretford Marina, early viewing is recommended to appreciate the potential on offer.

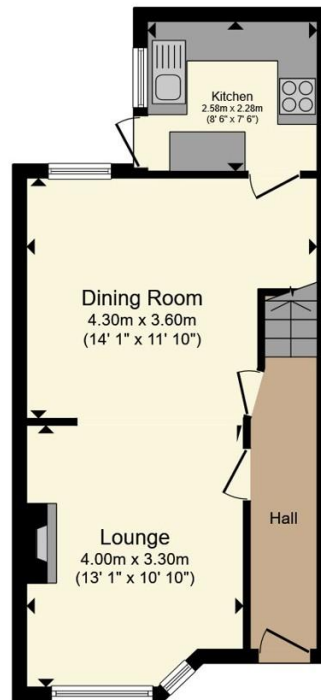
*****This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited*****

This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make 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 fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

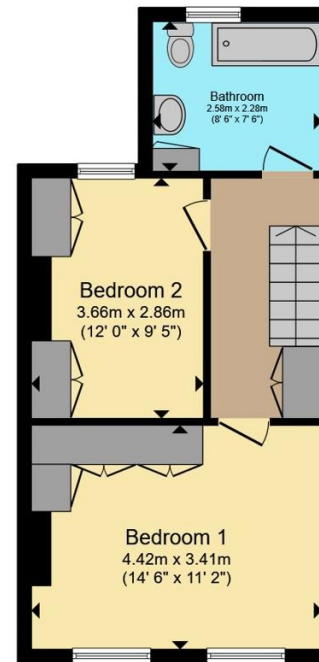
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £395 inc. VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 77.0 m² (829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **TBC**

Years Left on Lease: **879**

Ground Rent: **TBC**

Viewing by appointment

T: 0161 861 8321

E: chorlton@bridgfords.co.uk

561a Barlow Moor Road, Chorlton, Manchester, M21 8AN

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PrimeLocation.com



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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