



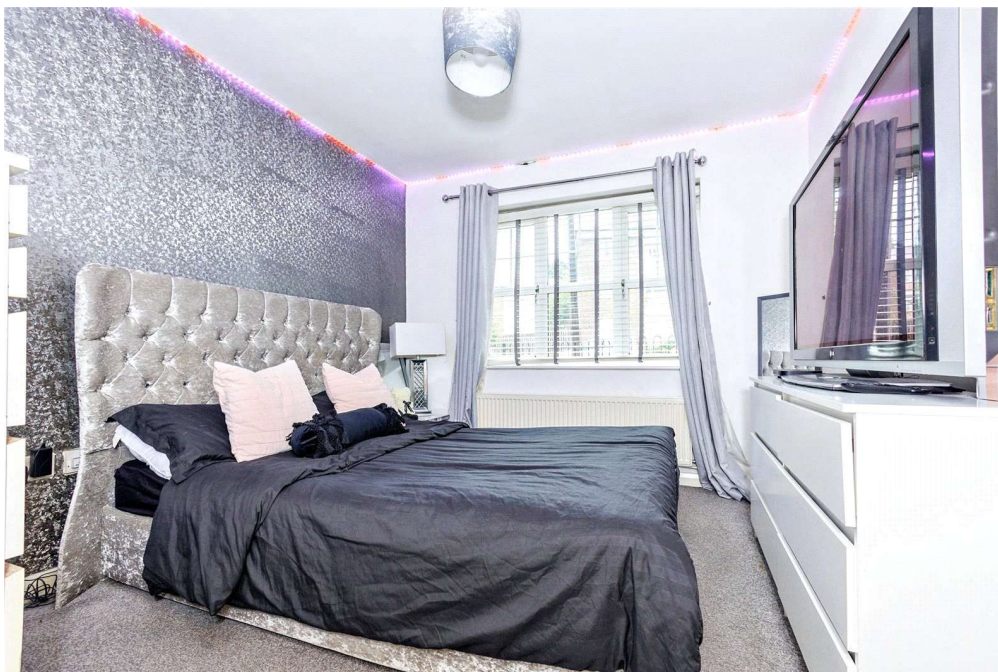
Wordsworth Road, Denton, Manchester

Guide Price: £70,000

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TO BE SOLD VIA MODERN METHOD OF AUCTION

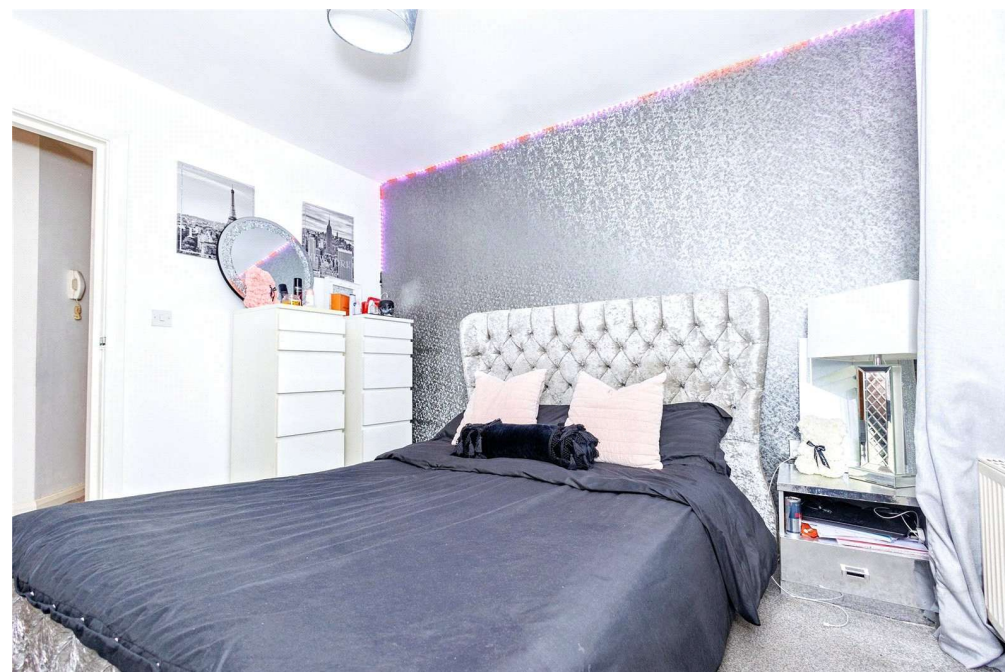
Situated in Haughton Green this property is ideally positioned for those looking to take advantage of a wealth of local amenities such as shops, stores, eateries. Reputable local schools and fantastic transport links are also nearby.

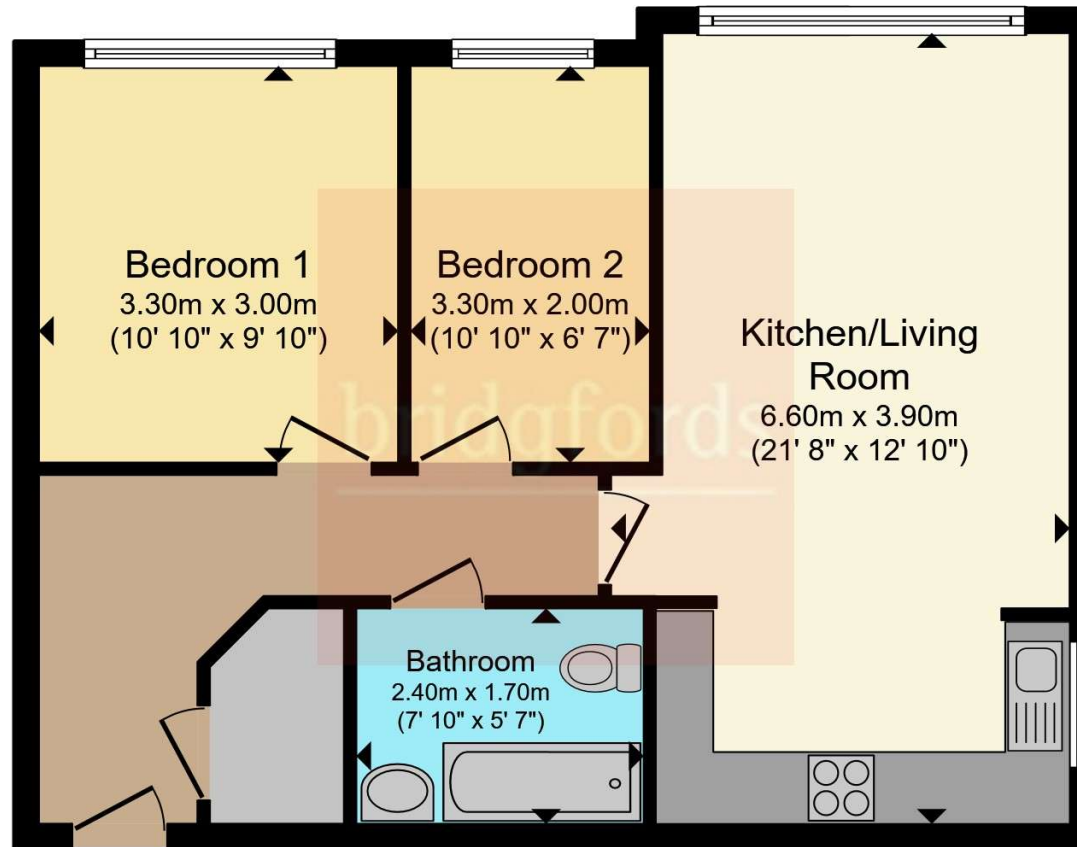
Internally comprising of two bedrooms, a main living area and bathroom, this ground floor flat is ideal for those looking for a first time buy, or even as an investment addition to their portfolio.

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 £349.00 including VAT for this pack which you must view before bidding.





Total floor area 55.3 sq.m. (596 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£125**

Years Left on Lease: **68**

Ground Rent: **£1,264**

Viewing by appointment

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12 Manchester Road, Denton, Manchester, Greater Manchester, M34 3LE



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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