















Milltown Close, Radcliffe,
Manchester, Greater Manchester,
M26

Guide Price: £80,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: A
EPC Rating: TBC
Local Authority: Bury Metropolitan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

EPC-TBC FREEHOLD.

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.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price...

Entrance Hall
Under stairs storage, radiator, uPvc double glazed frosted window to the front elevation.

Living Room
11'9" x 9'7" (3.58m x 2.92m)
Window to the front elevation, radiator.

Kitchen
11'3" x 7'5" (3.43m x 2.26m)
A range of wall and base units with a complementary work surface, vinyl flooring, part tiled elevations, single drainer and sink with a mixer tap. Spaces for appliances, Worcester boiler, uPvc double glazed window to the front elevation.

Conservatory
10'6" x 5'4" (3.2m x 1.63m)
Laminate flooring, radiator, uPvc double glazed windows and door to the rear garden.

Dining Room
11'4" x 12'4" (3.45m x 3.76m)
Radiator, uPvc double glazed window to the rear elevation.

Landing
Radiator, loft access.

Main bedroom
11'4" x 12'4" (3.45m x 3.76m)
Fitted bedroom furniture, uPvc double glazed window to the rear elevation.

Bedroom
12'1" x 6'7" (3.68m x 2m)
Radiator, uPvc double glazed window to the rear elevation.

Study
5'6" x 7'2" (1.68m x 2.18m)
uPvc double glazed window to the front elevation.

Sep wc.
Window to the front elevation, low level flush wc.

Bathroom
5'5" x 7'6" (1.65m x 2.29m)
Panelled bath, hand wash basin.

External
Small paved area to the front with gated access, storage. To the rear of the property there is a well established rear garden.

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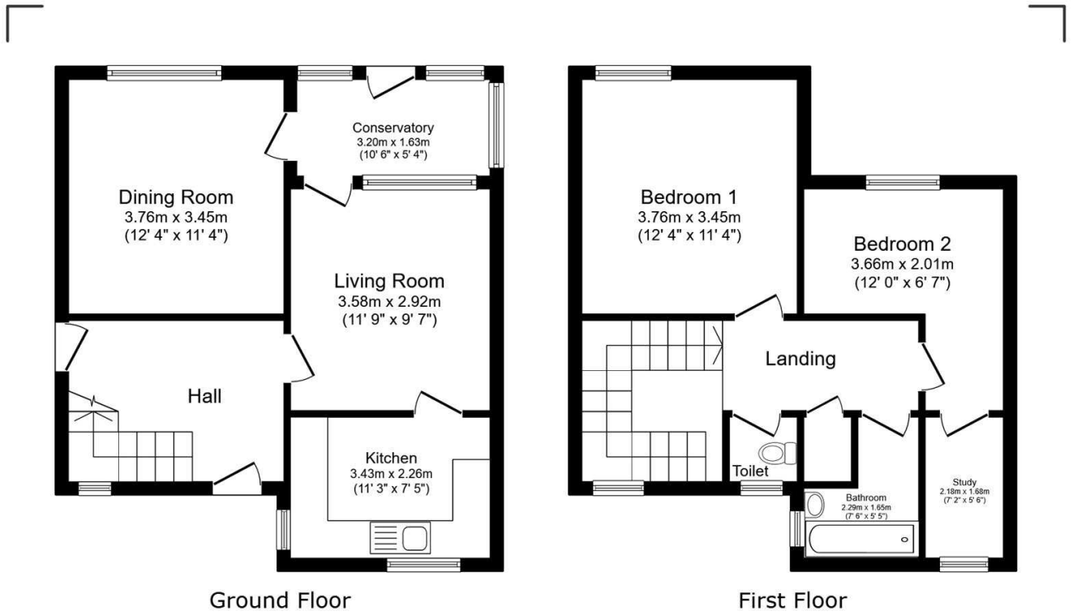
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes 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 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.

This three-bedroom semi-detached house for sale by the Modern Method of Auction on Ringley Road West in Radcliffe offers a reception room, kitchen and bathroom, requires modernisation, and benefits from nearby amenities, schools, green spaces and Metrolink links into Manchester.

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.

For full EPC please contact the branch.



Total floor area: 89.1 sq.m. (959 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

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Council Tax
BURY MBC BAND A.

Tenure
FREEHOLD.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.