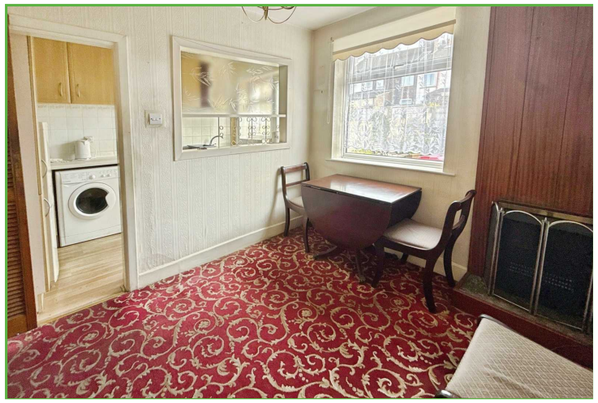


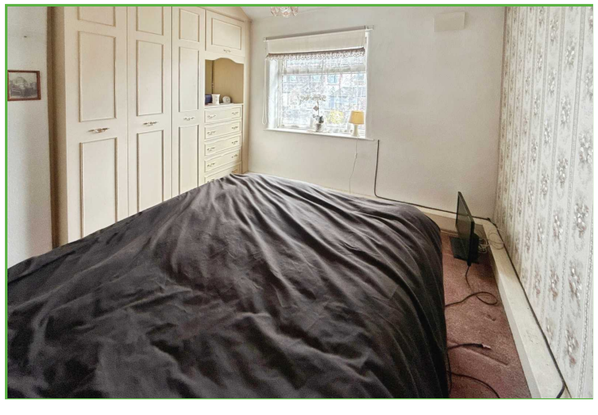


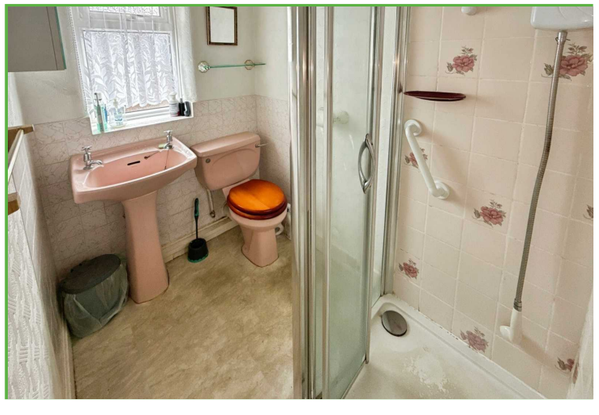












Arundel Street, Wardley,
Manchester, Greater Manchester,
M27

Guide Price: £140,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Arundel Street, Wardley, Manchester, Greater Manchester, M27

Guide Price: £140,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: TBC
Local Authority: Salford City Council

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

For sale: a two-bedroom mid-terraced house located in the Wardley, offering an excellent opportunity for buyers seeking a property to modernise to their own style.

The ground floor provides two separate reception rooms. One reception features a fireplace and is suited to use as a main living room, while the second reception offers flexibility as a dining room or additional sitting room. The kitchen is positioned to the rear with fitted units, worktop space and room for appliances, and leads out to the garden.

Upstairs are two double bedrooms, along with a bathroom fitted with a shower enclosure, WC and basin. The house would benefit from refurbishment, presenting clear scope for improvement and value enhancement.

Outside, there are low-maintenance gardens to the front and rear. The rear garden is paved with established planting beds and space for seating, creating a usable outdoor area, and there is on-street parking to the front.

Wardley is well placed for local amenities, with nearby Swinton town centre offering supermarkets, shops and cafés. For green space, Victoria Park and Clifton Country Park provide play areas, woodland and lakeside walks within a short drive. The property is convenient for commuting, with Swinton and Moorside railway stations offering services towards Manchester Victoria typically in around 15–20 minutes, and easy access to the A580 East Lancashire Road linking to Manchester and the M60 motorway network.

Extra Information:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Living Room
12'2" x 12'2" (3.7m x 3.7m)

Diner
10' x 8'9" (3.05m x 2.67m)

Kitchen
10' x 5'11" (3.05m x 1.8m)

Bedroom 1
15'1" x 12'2" (4.6m x 3.7m)

Bedroom 2
10'4" x 10' (3.15m x 3.05m)

Shower Room
6'5" x 4'6" (1.96m x 1.37m)

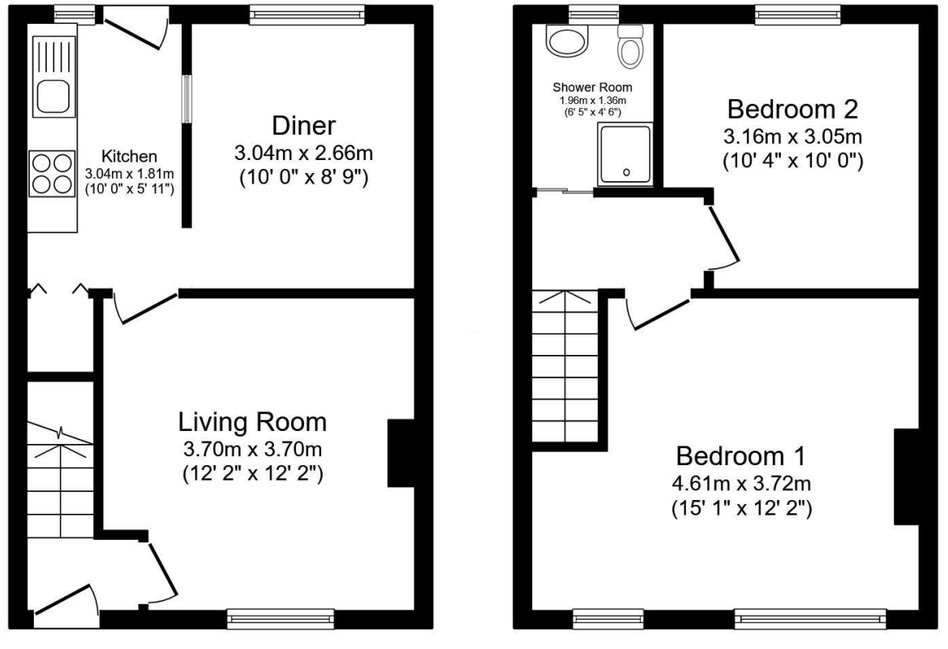
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All Measurements
All Measurements are Approximate.

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.

For full EPC please contact the branch.



Total floor area: 64.4 sq.m. (693 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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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.