

**Hertford Road
Manchester M9 8BW**



**FOR SALE VIA MODERN METHOD OF AUCTION
2 BEDROOMED MID TERRACED HOUSE
TENANT OCCUPIED**



The subject property provides well proportioned accommodation in a popular residential area, conveniently positioned for access to all the usual local amenities. Within close proximity to North Manchester Hospital and excellent commuter links to Manchester City Centre. The property benefits from a gas fired central heating system and double glazed windows. An ideal investment opportunity, the property is offered for sale with tenant in-situ

**THIS PROPERTY IS FOR SALE BY THE NORTH WEST PROPERTY AUCTION
POWERED BY IAM-SOLD LTD
STARTING BID/GUIDE PRICE £120,000 PLUS RESERVATION FEE**

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214



IN PARTNERSHIP WITH

**NORTH WEST
PROPERTY AUCTION**

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

PORCH

LOUNGE – 3.0 x 3.4 metres

DINING ROOM – 4.0 x 3.9 metres

KITCHEN - 2.2 x 2.4 metres

First Floor

LANDING

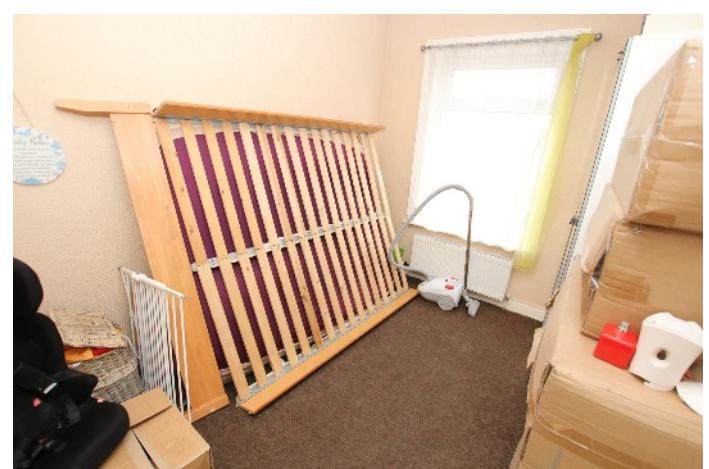
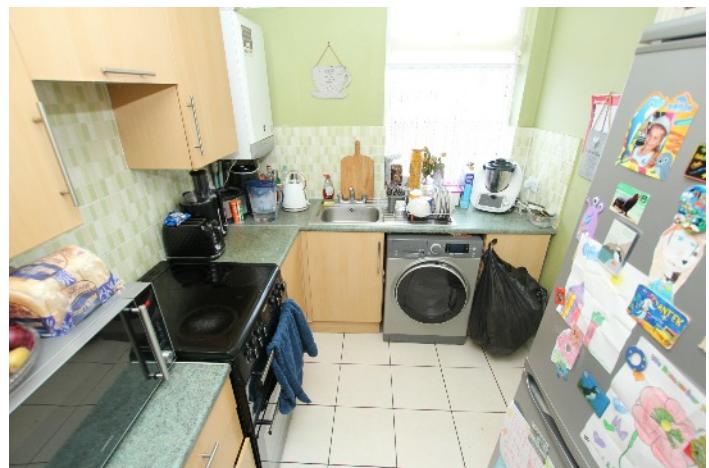
MASTER BEDROOM – 4.0 x 3.4 metres

BEDROOM TWO – 2.7 x 3.6 metres

BATHROOM – 1.2 x 2.7 metres

Externally

The property benefits from an enclosed rear yard



Council Tax Band

We are advised that the property is assessed in Council Tax Band A

Energy Performance Certificate

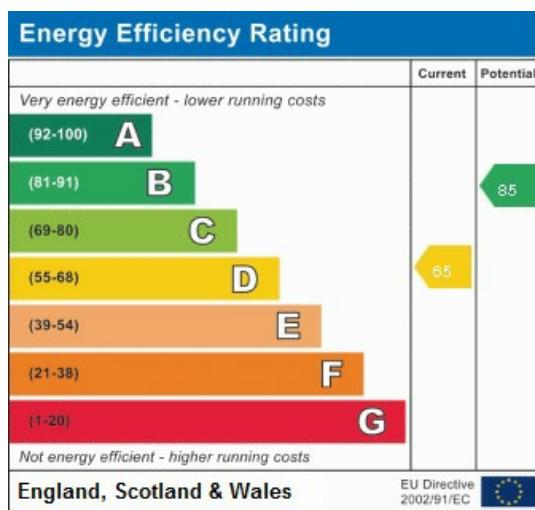
Energy Rating D - 65/85

VIEWING STRICTLY BY APPOINTMENT WITH BARTON KENDAL

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts Immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% inclusive of VAT subject to a minimum of £6,000 inclusive of VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by North West Property Auction powered by iam-sold Ltd.

TO VIEW OR MAKE A BID
Contact "Barton Kendal" or visit: bartonkendal.iam-sold.co.uk



Relocation
agentnetwork

W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification