



• mcgowan homes •

30 Rectory Street, Manchester



By Auction £105,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000.00

Property has had some improvements including new roof and some areas of the property have been re-plastered. However, substantial re new requires complete refurbishment and is available for cash purchasers. Accommodation comprises, Entrance Hallway, Lounge, Dining Room and kitchen area downstairs. Upstairs the majority of dividing walls have been removed offering potential purchasers the opportunity, subject to building regulations to put two bedrooms plus a loft conversion. Some improvements have been made to the property over the last few years to include new roof and plasterwork. Ideally positioned for access to Middleton town centre with its range of shops and facilities. However, the property provides an excellent opportunity and is available to cash purchasers only.

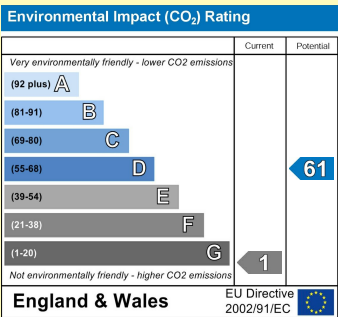
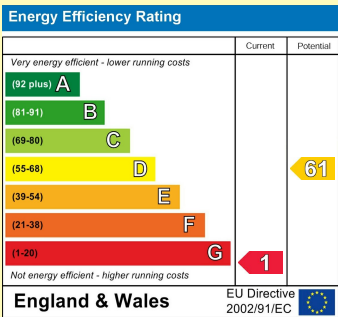
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via McGowan Homes. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law



PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

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