



## By Auction £110,000

**\*BY AUCTION\* \*NO CHAIN\* \*POPULAR LOCATION\* \*MASSIVE GARDENS\* \*POTENTIAL TO EXTEND / BUILD IN GARDEN\* \*IDEAL FOR INVESTORS\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\***

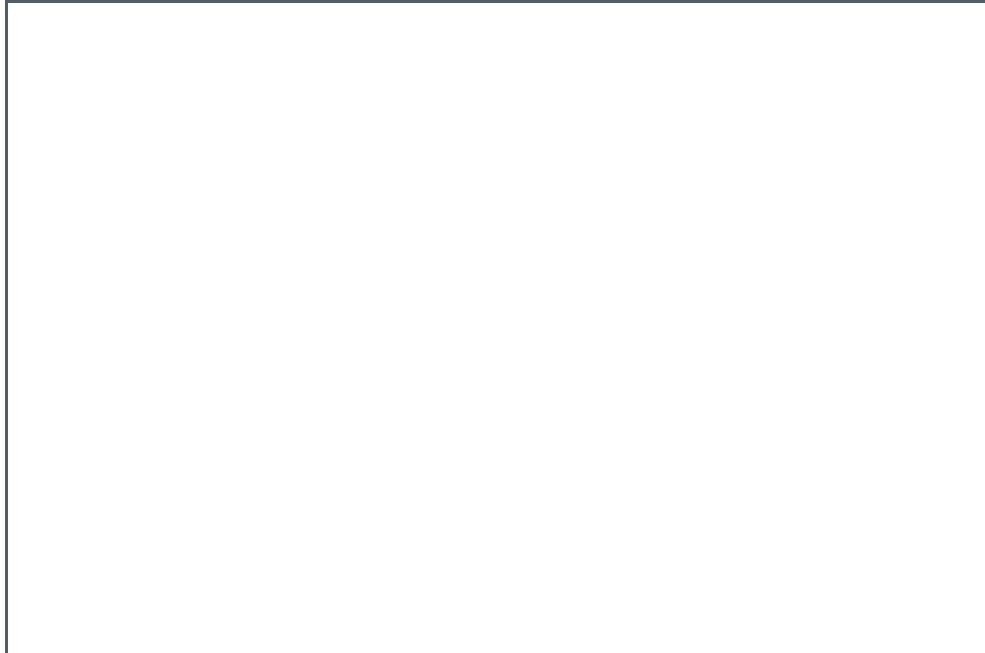
For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £110,000.

Townend Estate Agents offer for sale this spacious three bedroom semi-detached property. Located in a popular residential area, close to all the amenities of Great Horton and the city centre. Ideal for investors, benefitting from two reception rooms, large gardens.  
POTENTIAL TO EXTEND.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE:** Whilst we endeavour to make our sales details accurate and reliable, they should not be relied on as statements or representations or fact and do not in any way constitute a contract. Prospective purchasers should satisfy themselves that dimensions are correct and that mains services are operational.

**Townend Estate Agents**

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**SALES • LETTING**

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