



## Vinery Grove, Manchester, M34 2BH

**Guide price £140,000**

\*\*\*Property is offered for sale through the Modern Method of Auction which is operated by I am Sold Limited\*\* NO CHAIN

Nestled in the charming area of Vinery Grove, Denton, Manchester, this semi-detached house presents an excellent opportunity for both first-time buyers and seasoned investors. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking extra space. The single reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the generous front and back gardens, providing ample outdoor space for gardening enthusiasts or for children to play. The property also includes off-road parking for two vehicles, ensuring convenience and ease of access.

This house is sold as seen, presenting a unique chance for buyers to put their personal touch on the property. With its huge potential to increase in value, it is an enticing prospect for those looking to invest in the thriving Denton area. Whether you envision creating your dream home or seeking a profitable rental opportunity, this property is brimming with possibilities.

Do not miss the chance to explore the potential that this semi-detached house has to offer in a desirable location.



## AUCTIONEER COMMENTS

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.