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Cartwright Street, Audenshaw, Manchester, M34 5DF

!! FOR SALE BY MODERN METHOD OF AUCTION \*\* CASH BUYERS ONLY \*\*

Two bedroom garden fronted mid terraced property. In need of full refurbishment. Briefly comprises; entrance vestibule, hallway, lounge, dining room, kitchen and WC. Two good sized bedrooms and bathroom to the first floor.

This property is situated in a popular location, close to schools, amenities and transport links.

**Auction Guide £80,000**

# Cartwright Street, Audenshaw, Manchester, M34 5DF

- Modern Method of Auction
- Cash Buyers Only
- Garden Fronted Mid Terraced
- Two Bedrooms
- Two Reception Rooms
- Popular Location

## GROUND FLOOR

### Entrance Vestibule

Door to front, door to:

### Hallway

Stairs leading to first floor, central heating radiator, door to:

### Lounge

12'6 x 12 (3.81m x 3.66m)

Window to front, fireplace, central heating radiator.

### Dining Room

13'11 x 14'2 reducing to 12' (4.24m x 4.32m 14" x 10'8 (4.27m' x 3.25m) reducing to 3.66m)

Window to rear, central heating radiator.

### Kitchen

9' x 8'3 (2.74m x 2.51m)

Window to side, base unit with inset stainless steel sink, stairs leading down to cellar.

### Store Room

### WC

Window to side, low level WC.

## Cellar

12'6 x 16'5 (inc coal store) (3.81m x 5.00m (inc coal store))

## FIRST FLOOR

### Landing

Storage cupboard, doors to:

### Bedroom (1)

16'5 x 12'6 (5.00m x 3.81m)

Two windows to front, central heating radiator.

### Bedroom (2)

14" x 10'8 (4.27m' x 3.25m)

Window to rear, central heating radiator.

### Bathroom

11'11 x 8'4 (3.63m x 2.54m)

Window to rear, window to side, central heating radiator.

### Externally

Forecourt garden. Enclosed yard to rear.

## AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties

personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

## REFERRAL ARRANGEMENTS

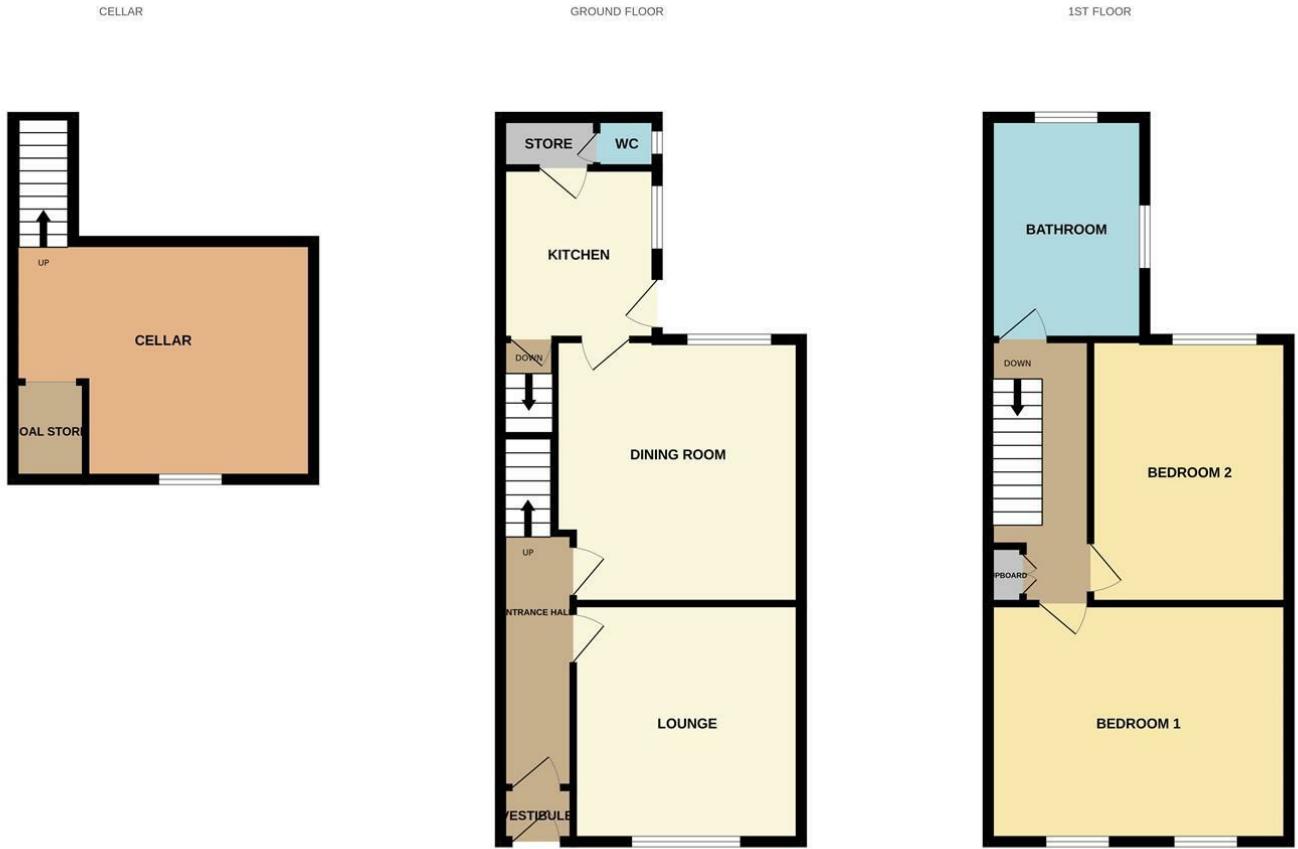
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



## Directions



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	