

## A HALF EDGE LANE, ECCLES, MANCHESTER OFFERS OVER £375,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £375,000

This stunning Tudor Style period home located close to the amenities of Monton Village and with easy access to the M602 is offered for sale with full vacant possession.

- 3 Bedrooms
- AUCTION SALE
- Driveway parking
- Vacant possession.
- Close to shops
- Pleasant garden
- Rear patio garden

Are you in the market for a stylish and superbly modernised Tudor-style semi-detached home in Monton, Manchester? This generously proportioned property offers a spacious open plan lounge, a well-equipped modern fitted kitchen, and a contemporary bathroom with a sleek shower cubicle.

With three bedrooms and a sun deck patio area to enjoy, this impressive home also features gas central heating for added comfort. Plus, with driveway parking for up to 3 cars, convenience is key for busy professionals like you.

Located in the heart of Monton village, you'll be spoiled for choice with an array of amenities, facilities, restaurants, and bars right on your doorstep. Not to mention, easy access to the M602 motorway for seamless commuting.

Don't miss out on this auction sale opportunity! This property is being sold with vacant possession, giving you the chance to make it your own. Schedule a viewing today and start picturing yourself living the good life in Monton. ( In person viewing available for registered bidders )

NOTE - Some photographs have been provided by the sellers and show the property when occupied. The property is now vacant.

#### Tenure Freehold

Local Authority Salford  
Council Tax Band: C  
Annual Price: £2,066 Approx  
Conservation Area No  
Flood Risk No Risk  
Floor Area 957 ft<sup>2</sup> / 89 m<sup>2</sup> Approx

Mobile coverage  
EE  
Vodafone  
Three  
O2

Broadband  
Basic 17 Mbps  
Superfast 60 Mbps  
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

#### Auctioneers Additional Comments

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) or unconditional (Traditional) 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 the Marketing Agent or The Auctioneer. 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.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C (Manchester Council Tax )

## **GROUND FLOOR:**

### **Living room**

w: 6.73m x l: 4.74m (w: 22' 1" x l: 15' 7")

An open plan lounge and dining room with views to the gardens.

### **Kitchen**

w: 4.41m x l: 2.33m (w: 14' 6" x l: 7' 8")

A stylish modern fitted kitchen consisting of a range of both base and wall units with contrasting work surfaces with inset 1 1/2 bowl stainless steel sink unit and drainer with mixer taps, slot in 'Range' style cooker with 5 ring gas hob and extractor canopy, plumber for auto washer, breakfast bar, ceiling spot lighting, rear exit to garden.

## **FIRST FLOOR:**

### **Landing**

Leading to all rooms..

### **Bedroom 1**

w: 3.95m x l: 3.9m (w: 13' x l: 12' 10")

A spacious double bedroom with windows to two sides (Front)

### **Bedroom 2**

w: 4.83m x l: 2.66m (w: 15' 10" x l: 8' 9")

A generous double bedroom (front)

### **Bedroom 3**

w: 2.31m x l: 2.08m (w: 7' 7" x l: 6' 10")

A single bedroom/office (Rear)

### **Bathroom**

w: 2.32m x l: 2.02m (w: 7' 7" x l: 6' 8")

A stylish modern three piece white bathroom suite consisting of a low level WC, wash hand basin and double shower cubical with complementary ceramic wall tiling and fittings.

### **Outside**

A pleasant lawned front garden and to the rear a sun deck patio area fully enclosed,

### **Garage**

A private driveway for uptown three vehicles provides parking.

### **Services**

Gas central heating

Double glazing in wooden windows

Alarm system

### **Please note**

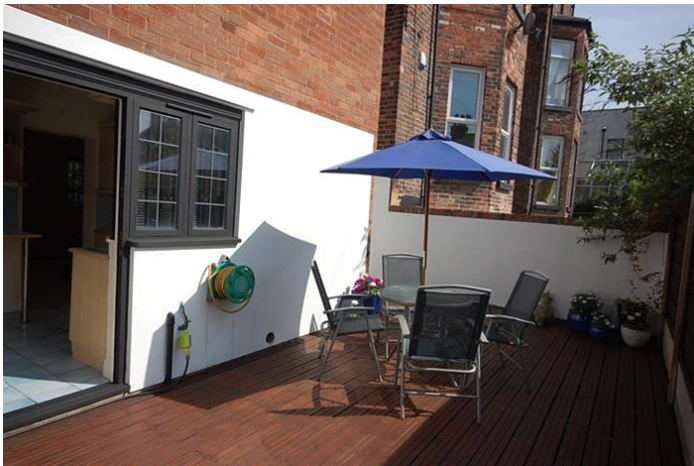
The property is sold by online modern property auction only.

See details including a legal pack , floor plans and video tour at [www.simplyauction.co.uk](http://www.simplyauction.co.uk)

### **Viewings**

We offer in person viewings for registered bidders only at [www.simplyauction.co.uk](http://www.simplyauction.co.uk) . A full video tour of the property is shown on this advertisement.







# Project 101

10A Half Edge Lane, M30 9GJ Manchester, England, GB  
FLOORS: 2

SUBMITTED BY Simply Residential  
info@simply-residential.co.uk

## ▼ Ground Floor



## ▼ 1st Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMPLY RESIDENTIAL & SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. - the plan is provided as a guide to layout only and we accept no responsibility due to loss as a result of reliance on the information provided which should be verified by purchasers / tenants prior to making a legal commitment.

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info@simply-residential.co.uk

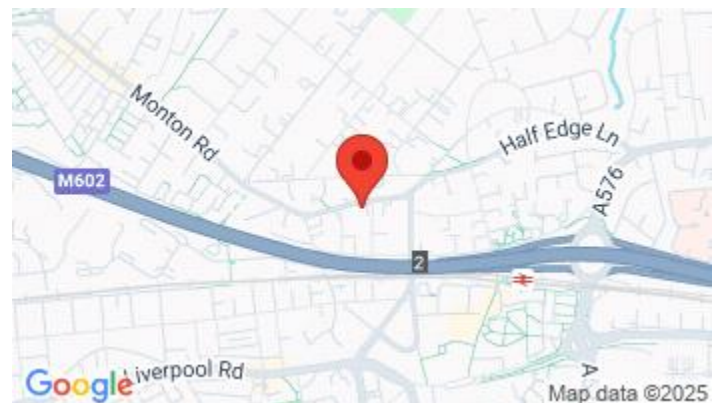
1 Pavilion Sq, BL53AJ Westhoughton, Bolton, UK  
www.simply-residential.co.uk

01204 895999

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		57	79

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.