



2 bed terraced house to buy in

Walkden Road, Worsley, Manchester,
Greater Manchester, M28 3DA

£140,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Perfect Location within a Short Walk of Walkden Tow Centre and
- ✓ Two Bedroom Mid Terrace
- ✓ Sold by Secure Sale
- ✓ Cash Buyers Preferred
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

Description

An opportunity to acquire a property offered for sale by informal tender, suitable for cash purchasers only due to its current condition.

The vendor has commissioned an independent structural report, which will be made available to genuinely interested parties following viewing. Prospective buyers are strongly advised to review the report prior to submitting an offer.

The property offers scope for improvement or redevelopment (subject to the necessary consents) and is being sold as seen.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Terraced House

Parking: On Street

Year built: 1905

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp, Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Walkden Road, Worsley, Manchester, Greater Manchester, M28 3DA

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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