



72 Wellington Road, Swinton
£170,000

Miller Metcalfe
Every step of the way

72 Wellington Road

Swinton, Manchester

* For sale by Modern Method of Auction: Starting Bid Price £170,000 plus Reservation Fee *

Calling All, Buy To Let Investors - No Chain Involved - Superb Traditional End Terraced House, Two Double Bedrooms, Lounge and Dining Kitchen, Three Piece Shower Room, Private Gardens, Situated within a Much Sought After and Highly Convenient Location, Early Viewing Strongly Advised to Avoid Disappointing.

Situated within the much sought after area of Swinton, this splendid property offers well-proportioned and versatile living space that must be seen in person to be fully appreciated. The accommodation comprises a superb lounge and a modern fitted dining kitchen with integrated appliances to the ground floor. On the first floor a landing, two good sized double bedrooms plus a modern three piece shower room completes the internal living space. Outside the property is garden fronted whilst the rear gardens are private, being not directly overlooked, offering excellent space for relaxing and al-fresco entertaining.



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The location is within easy access to the many local shops and amenities that Swinton town centre has to offer and close to hand are a wealth of other amenities including the Trafford Centre which is only a short drive away and is well placed for highly renowned schooling. It is also ideal for access to major transport links including Swinton railway station, making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

Rarely do homes of this type remain on the market for long, especially at such an attractive price and with the added benefit of No Chain. As such, an early internal viewing is strongly advised to avoid disappointment.

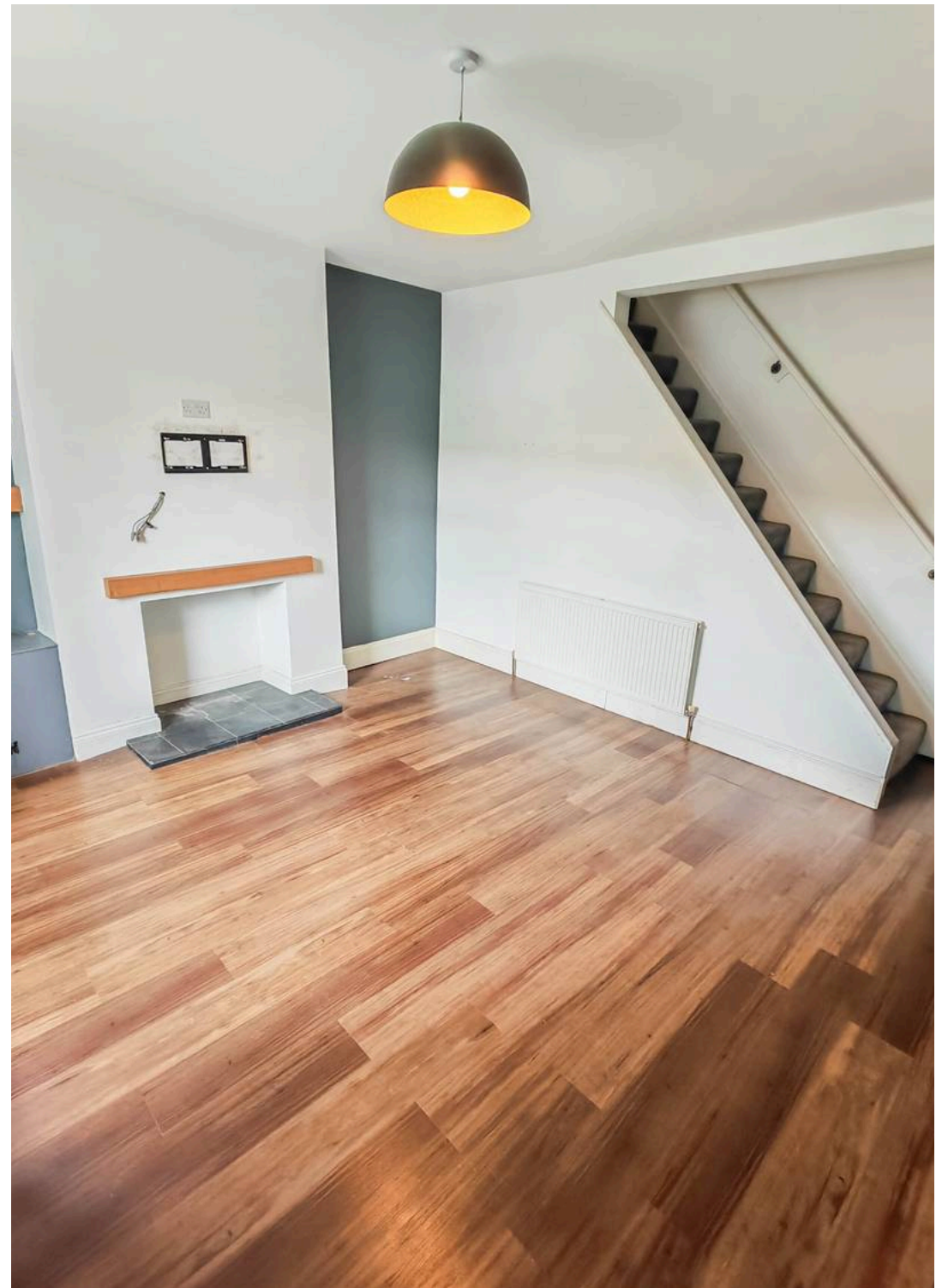
Auction Terms

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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Reservation Fee

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Council Tax band: A

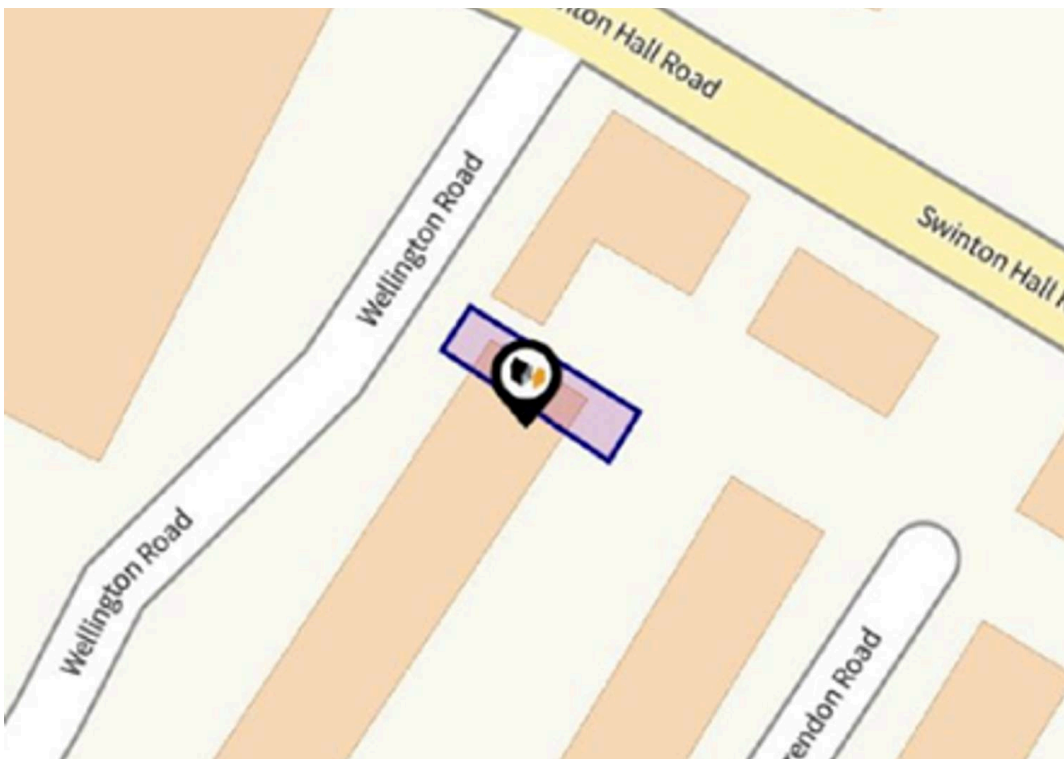
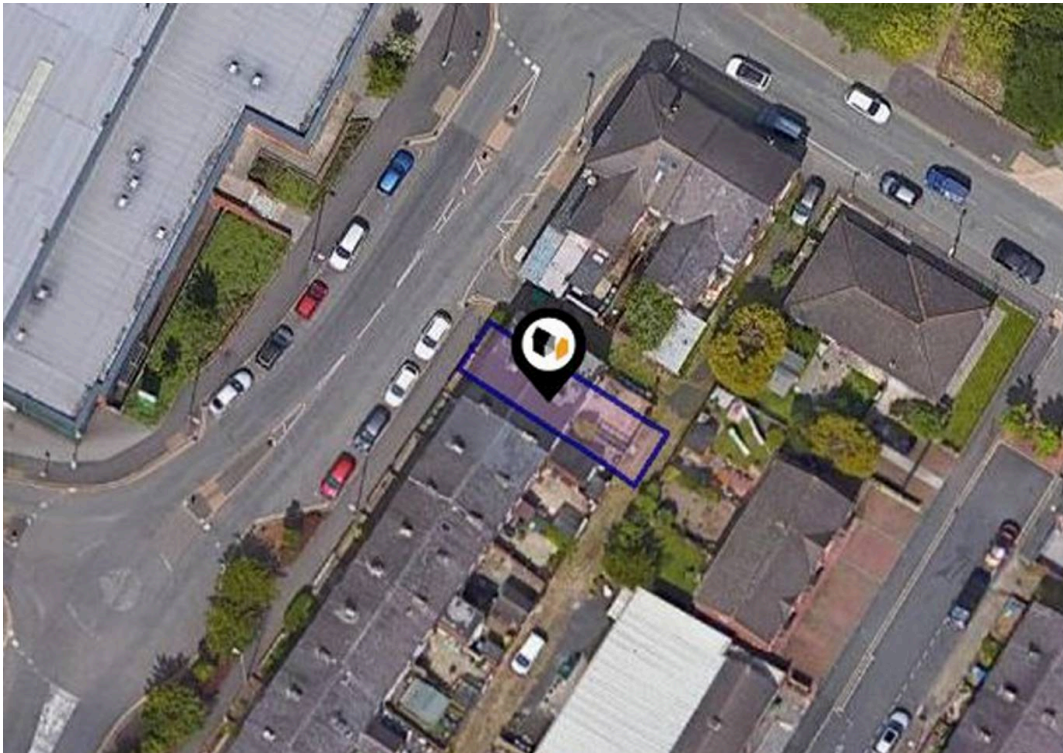
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	85
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	50	83
England, Scotland & Wales		



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