



### 3 bed semi-detached house to buy in M8

Bowker Bank Avenue, Manchester, Greater Manchester, M8 4LL

**£230,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Semi Detached Home
- ✓ Requires a Degree of
- ✓ Gas Central Heating
- ✓ Driveway and Single Garage
- ✓ 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

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY. STARTING BID £230,000. Martin and Co are delighted to offer this semi detached property which does require a degree of modernisation located in a popular area of Crumpsall and close to local amenities, good schools and the Metrolink. In brief the property comprises porch, entrance hall, two reception rooms and a fitted kitchen. To the first floor there are three bedrooms and a family bathroom with separate toilet. The property also benefits from gas central heating, gardens to front and rear, a driveway with single garage and NO ONWARD CHAIN.

**PORCH** Accessed via a wooden and glazed door.

**ENTRANCE HALL** Accessed via a wooden and glazed front door. Wooden flooring. Radiator. Stained and leaded window to the side aspect. Light fitting. Stairs to the first floor.

**LOUNGE** 9' 8" x 15' 0" (2.95m x 4.57m) With windows to the front aspect. Radiator. Wooden flooring. Light fitting.

**DINING ROOM** 11' 0" x 11' 6" (3.35m x 3.51m) With windows to the rear aspect. Wooden flooring. Radiator. Light fitting.

**KITCHEN** 9' 9" x 11' 5" (2.97m x 3.48m) With a range of wall and base units in White with contrasting worktops over incorporating a one and a half stainless steel drainer sink units with mixer taps. Integrated electric oven with four ring electric hob with recess stainless steel extractor canopy hood over. Wooden flooring. Radiator. Wooden and glazed door leading to the rear garden. Windows to the side aspect. Recess under stairs storage cupboard.

**BEDROOM ONE** 10' 9" x 14' 3" (3.28m x 4.34m) With windows to the front aspect. Radiator. Light fitting.

**BEDROOM TWO** 10' 9" x 13' 0" (3.28m x 3.96m) With windows to the rear aspect. Radiator. Light fitting. Dado rail.

BEDROOM THREE 6' 7" x 7' 8" (2.01m x 2.34m) With windows to the front aspect. Wooden flooring. Radiator. Light fitting.

BATHROOM With a two piece suite in White comprising wash hand basin with vanity unit below and bath. Shower over the bath. Radiator. Tiling to the majority of the walls. Frosted windows.

SEPARATE TOILET With a low level toilet in White.

TO THE OUTSIDE To the front of the property is a small garden which is laid to lawn and a driveway providing off road parking for several vehicles.

To the rear of the property is a decked area which in turn leads to a good sized garden which is astro turfed. There is also a single garage to the rear of the property.

Council Tax Band: B

Tenure: Freehold

Length of Lease: 910

Price: Starting Bid £230,000

Property Type: Semi-detached house

Parking: Garage, Off Street

Construction materials: Brick and block

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: No

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

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Bowker Bank Avenue, Manchester, Greater Manchester, M8 4LL

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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