



## 2 bed end of terrace house to buy in M18

Rockhampton Street, Manchester, Greater Manchester, M18 8UW

**£140,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Ideal investment
- ✓ Immediate 'exchange of contracts' available Being sold via 'Secure
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ 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

This property on Rockhampton Street in the vibrant city of Manchester, a charming terrace house presents an excellent opportunity for investors or cash buyers seeking to enhance their property portfolio. The home is ideally located in a sought-after residential area, providing easy access to a variety of local amenities, including shops, reputable schools, and delightful green spaces such as Sunny Brow, Gore Brook, and Debdale Country Park.

Upon entering the property, one is greeted by a spacious reception room that offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The kitchen diner is well-proportioned, providing ample space for family meals and gatherings. The first floor features two comfortable bedrooms, ideal for restful nights, along with a bathroom that completes the living quarters.

Externally, the property boasts a rear yard space, offering potential for outdoor enjoyment or further development. While the interior may benefit from light cosmetic updates, this presents a wonderful opportunity for the new owner to personalise the space to their taste.

This property is being sold via Secure Sale online bidding, with the auction overseen by Pattinson Auction in partnership with the marketing agent. Viewings are available strictly by appointment, ensuring a tailored experience for prospective buyers. Bids can be placed through the marketing agent or directly on the auctioneer's website.

In summary, this property on Rockhampton Street is a promising investment opportunity in a desirable location, combining comfort, potential, and convenience.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 94

Annual Ground Rent Amount: £10.00

Price: Starting Bid £140,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

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: FTTP (fibre to the premises)

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 77                      |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Rockhampton Street, Manchester, Greater Manchester, M18 8UW

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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