

**Auction**

### 3 bed detached house to buy in

Victoria Avenue, Manchester, Greater Manchester, M9 0RR

**£240,000** Starting Bid

 x3  x1  x2

Tenure

**Leasehold**

Double Garage parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ On Street Parking, Detached Double Garage And Driveway
- ✓ Gas Central Heated / uPVC Double Glazed
- ✓ Side Lawned Garden/ Rear Paved Garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Three Bed extended Detached house with detached garage, driveway and gardens. In need of upgrading presenting an excellent opportunity to create a fabulous family home. Briefly comprising of gas central heating, uPVC double glazed windows, two reception rooms, dining kitchen and down-stair W. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with path to the entrance, a side lawned garden and rear paved area with driveway and detached garage. Situated in the Blackley area of Manchester with direct transport links to the city centre, ideal for local schools, shops and amenities and convenient for the M60 motorway network.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 907

Price: Starting Bid £240,000

Property Type: Detached House

Parking: Double Garage, Driveway

Year built: 1930

Construction materials: Brick and block

Risk of floods and or erosion: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



THREE BED DETACHED  
TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			
(55-68) <b>D</b>		64	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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