



• mcgowan homes •

2 Uplands, Alkrington



- For Sale Via Secure On Line Bidding Starting Bid £260,000
 - Very Well Presented Three Bed Semi Detached
 - Two Reception Rooms / Kitchen
 - Three-Piece Bathroom / Large Block Paved Driveway With side Patio Areas
- Detached Garage / Rear Decked And Paved Patios And "Astroturf" Rear Lawned Garden

By Auction £260,000

Very well presented three bed semi detached with two reception rooms, kitchen, large block paved driveway, rear decked and paved patios with access to the "Astroturf" lawned garden. To the side there are further stone and paved patios and a detached garage.

Situated in the much sought after area of Alkrington with easy walking distance to its shops and excellent schooling, whilst Middleton town centre and its range of amenities are easily accessible. The M60 motorway network is just a short drive away making this property a good choice for the commuter.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid of £260,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

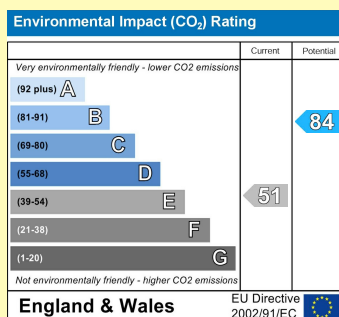
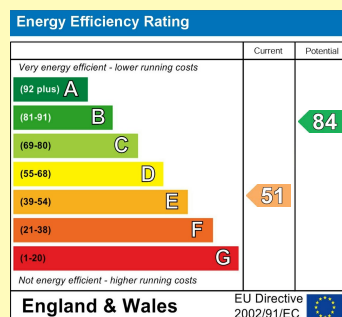
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via McGowan Homes or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

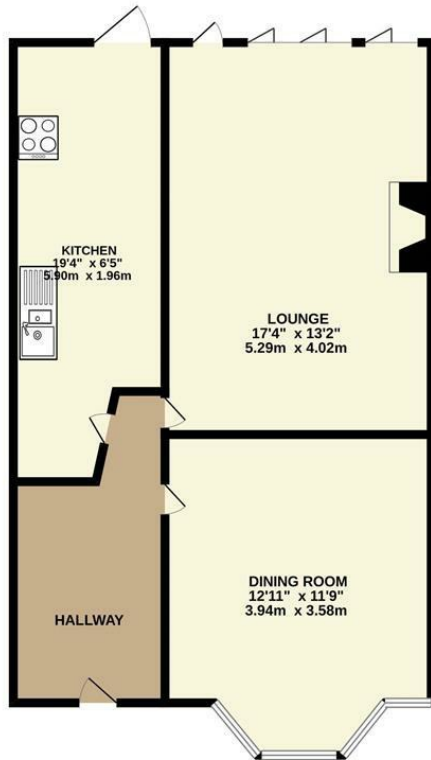
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

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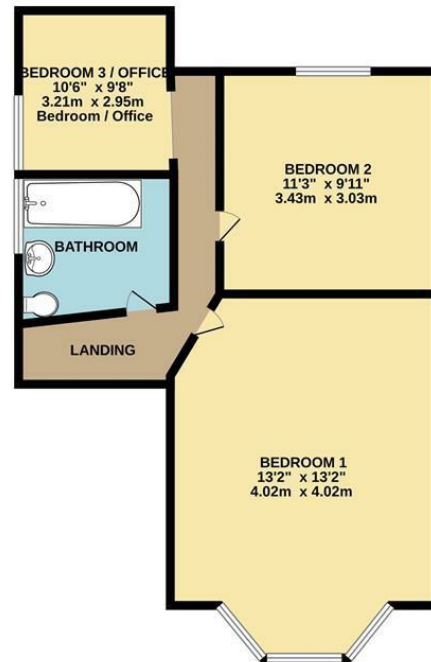


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 940 sq.ft. (87.3 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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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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