



Retail in M28

Brackley Street, Worsley, Manchester,
Greater Manchester, M28 3GU

£240,000 Starting Bid

Tenure

Freehold

Driveway parking

Property features

- ✓ Offered For Sale via Auction
- ✓ Four Bed Family Home with Integral Garage & Shop
- ✓ Spacious Four Double Bedrooms
- ✓ Ground Floor Bathroom & Shower
- ✓ Private Rear Yard

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

Entrance Vestibule

Internal door through to:

Lounge

4.41m x 3.67m

Window to the front elevation. Feature fireplace. Internal door with access down to the cellar. Internal door through to:

Kitchen/Diner

4.36m x 2.55m

Window to the rear elevation. A range of wall and base units with contrasting work surfaces with a range cooker, extractor and freestanding appliances to be included. Spot lights. Internal door through to:

Storage

Storage with internal door through to:

Ground Floor Bathroom

Window to the rear elevation. Floor to ceiling tiled bathroom with shower over bath, low level W.C and wash basin with storage cupboard.

Landing

Staircase to the first floor level. Internal doors through to:

Bedroom One

4.41m x 3.26m

Window to the front elevation. Fitted wardrobes and dressing table.

Bedroom Two

3.26m x 4.12m

Window to the rear elevation. Fitted wardrobes.

Bedroom Three

3.73m x 3.36m

Window to the front elevation.

Bedroom Four

3.36m x 3.73m

Window to the rear elevation. Double walk in shower.

W.C

Guest W.C and wash basin.

Cellar

4.38m x 4.67m

Open through to another cellar room.

Cellar

4.43m x 4.73m

Integral Garage

10.69m x 3.5m

Electric door to the front elevation. Kitchen units fitted. Side door to the kitchen of the main house and side door to the back yard. Rear door through to:

Store Room

4.77m x 3.63m

Complete with racks of shelving. Internal door through to:

Shop

14.66m x 6.47m

Shop front window and door to the front elevation. Rows of shelving and cabinets included. Internal door through to:

Utility

2.21m x 2.25m

Sink to the rear. Internal door through to:

W.C

Low level W.C and wash basin.

Garden

Low maintenance paved rear garden with storage shed.

Parking - On street

On street parking to the front of the property and shop.

Please note we have not inspected this property.

Price: Starting Bid £240,000

Property Type: Retail

Business Type: Residential Investments

Parking: Driveway

Location

Located Nearby to Local Shops of Amenities, within a Short Walk of Walkden Town Centre

Accommodation

Entrance Vestibule

Internal door through to:

Lounge

4.41m x 3.67m

Window to the front elevation. Feature fireplace. Internal door with access down to the cellar. Internal door through to:

Kitchen/Diner

4.36m x 2.55m

Window to the rear elevation. A range of wall and base units with contrasting work surfaces with a range cooker, extractor and freestanding appliances to be included. Spot lights. Internal door through to:

Storage

Storage with internal door through to:

Ground Floor Bathroom

Window to the rear elevation. Floor to ceiling tiled bathroom with shower over bath, low level W.C and wash basin with storage cupboard.

Landing

Staircase to the first floor level. Internal doors through to:

Bedroom One

4.41m x 3.26m

Window to the front elevation. Fitted wardrobes and dressing table.

Bedroom Two

3.26m x 4.12m

Window to the rear elevation. Fitted wardrobes.

Bedroom Three

3.73m x 3.36m

Window to the front elevation.

Bedroom Four

3.36m x 3.73m

Accommodation (cont.)

Window to the rear elevation. Double walk in shower.

W.C

Guest W.C and wash basin.

Cellar

4.38m x 4.67m

Open through to another cellar room.

Cellar

4.43m x 4.73m

Integral Garage

10.69m x 3.5m

Electric door to the front elevation. Kitchen units fitted. Side door to the kitchen of the main house and side door to the back yard. Rear door through to:

Store Room

4.77m x 3.63m

Complete with racks of shelving. Internal door through to:

Accommodation (cont.)

Shop

14.66m x 6.47m

Shop front window and door to the front elevation. Rows of shelving and cabinets included. Internal door through to:

Utility

2.21m x 2.25m

Sink to the rear. Internal door through to:

W.C

Low level W.C and wash basin.

Garden

Low maintenance paved rear garden with storage shed.

Parking - On street

On street parking to the front of the property and shop.

EPC

59 - Commercial EPC rating C

61 - Residential EPC rating C

Full reports available on request.

Rateable Value

We have been advised by the vendor the rateable value is £7,900.

Tenure

Freehold and Leasehold, title numbers GM663421 and GM9238

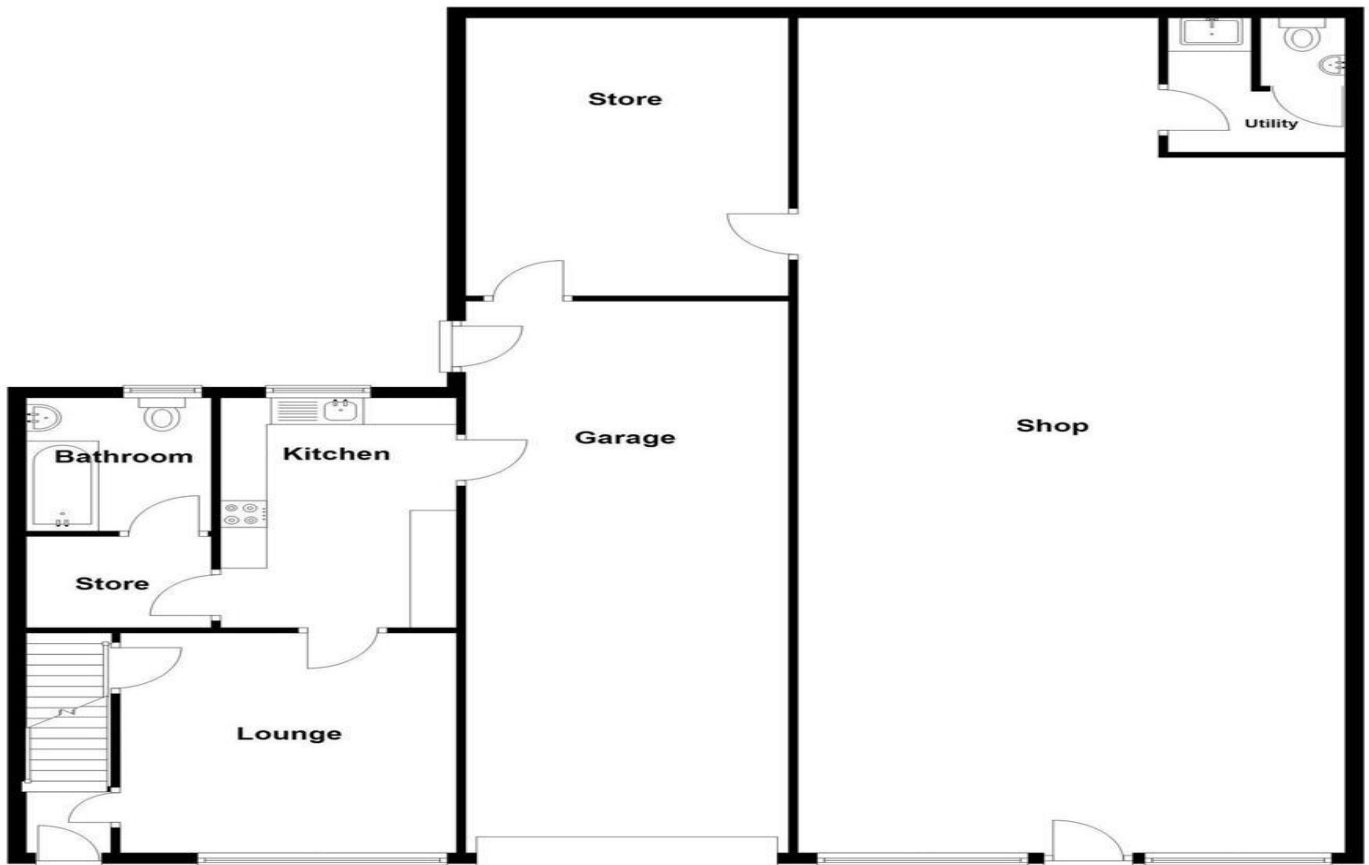
Council Tax

Band A

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Ground Floor



Brackley Street, Worsley, Manchester, Greater Manchester, M28 3GU

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

