



## 2 bed terraced house to buy in

Lorne Grove, Stockport, Greater Manchester, SK3 8JL

**£160,000** Starting Bid

 x2  x1  x2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ CELLAR CHAMBER FOR STORAGE
- ✓ WITHIN PROXIMITY TO TRANSPORT LINKS
- ✓ IN NEED OF RENNOVATION
- ✓ STREET PARKING AVAILABLE
- ✓ EPC Rating C

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

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.

TWO BEDROOM TERRACED PROPERTY; STREET PARKING AVAILABLE, IN NEED OF RENNOVATION; SPACIOUS MASTER BEDROOM; THREE PIECE FAMILY BATHROOM; CELLAR CHAMBER FOR STORAGE; OUTHOUSE USED FOR HOME GYM/STORAGE; WITHIN PROXIMITY TO TRANSPORT LINKS; WITHIN PROXIMITY TO TRANSPORT LINKS INCLUDING DAVENPORT TRAIN STATION AND STOCKPORT TRAIN STATION.

The property offers convenient street parking, a significant advantage in many residential areas. The location of Lorne Grove being within proximity to a range of transport links. This ensures easy access to Stockport town centre, Manchester city centre, and beyond, making it an ideal choice for commuters. Local amenities, schools, and parks are also readily accessible, contributing to a convenient and family-friendly lifestyle.

Tenure details - Leasehold, 990 years from 21 January 1905, Rent Charge £13.10s.0d per annum.

EPC Rating - C

Council Tax Band: A

Tenure: Leasehold

Annual Ground Rent Amount: £2.00

Price: Starting Bid £160,000

Property Type: Terraced House

Parking: On Street

Year built: 1905

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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(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	

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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