



57 Rossington Street, Manchester, M40 1PG

Guide Price £120,000



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Attention investors and project seekers!

Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion, this two-bedroom mid-terrace property in Newton Heath area offers a fantastic refurbishment opportunity situated on a quiet residential street, close to local shops, schools, and public transport links – with easy access to Manchester city centre.

For sale by Modern Method of Auction with a starting bid of £120,000 plus reservation fee and provides an ideal investment opportunity.

While the house does require modernisation, it has solid potential to become a lovely home or a high-yielding buy-to-let once updated.

Ideal for anyone looking to add value through refurbishment or tailor a property to their own taste. Investor Note: Similar refurbished properties in the area achieve strong rental returns and fast resale.

This is a great opportunity to add equity and rental value with the right work.





Auctioneer Comments

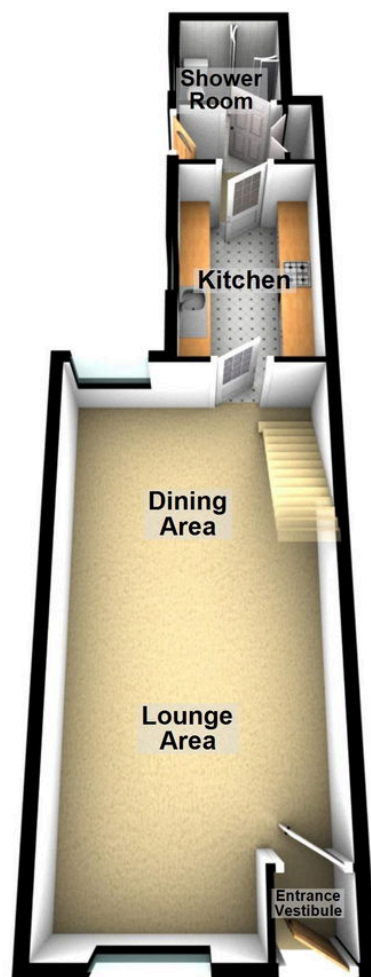
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/ Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



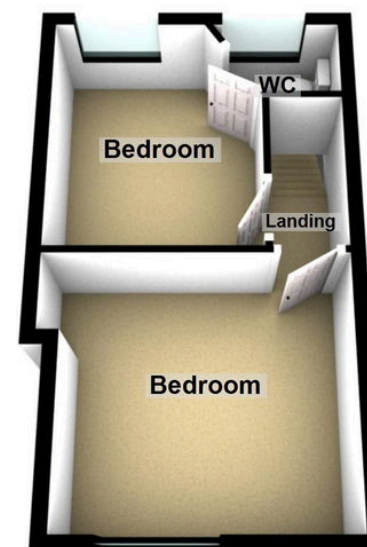




Ground Floor



First Floor



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