



**Auction**

## 2 bed terraced house to buy in

Thankerton Avenue, Audenshaw,  
Manchester, Greater Manchester, M34  
5RL

**£140,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ In need of renovation
- ✓ No chain sale
- ✓ Popular residential area
- ✓ Ideal for an investor
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Introducing Thankerton Avenue in Audenshaw, this property presents an excellent opportunity for those looking to create their dream home or add to a rental portfolio as the property offers two well-proportioned bedrooms and a spacious reception room, the property offers a generous footprint throughout that is perfect for modern living.

The heart of the home is undoubtedly the kitchen diner, which has been thoughtfully extended to provide ample space for family gatherings and entertaining. This area is filled with potential, allowing the new owner to design a kitchen that suits their personal style and needs.

The property is set on a sizable plot, featuring off-road parking for convenience and a rear garden that offers a private outdoor space for relaxation or gardening enthusiasts.

While the interior requires full cosmetic updating, this presents a blank canvas for buyers to infuse their own taste and preferences into the property. With a little vision and effort, this house can be transformed into a stunning residence in a highly sought-after area.

This is a rare chance to invest in a property that not only offers space and potential but also the opportunity to become part of a vibrant community. Don't miss out on the chance to make this house your home.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Terraced House

Parking: Off Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: 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

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(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 

Thankerton Avenue, Audenshaw, Manchester, Greater Manchester, M34 5RL

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

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,**

**<https://openhouse.london/>**

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