



35 Greenheys Road, Little Hulton

£140,000 Leasehold

Auction guide price of £140,000 plus reservation fee • Two bedroom semi detached property in Little Hulton • Integral garage with electric roller shutter • In need of modernisation • Driveway for one vehicle • Close to M61 motorway • Walking distance to local amenities • Close to good schools • Blank canvas to create your own home • Excellent first time buyer property or investment opportunity





Boasting an appealing presence within the neighbourhood of Little Hulton, this enticing 2-bedroom semi-detached house offers a fantastic opportunity for those seeking a project to transform a property into their dream home. Guided within an auction price range starting at £140,000, plus a reservation fee, this residence presents a prime chance to secure a residence on the cusp of the M61 motorway, a desirable location for commuters. The property features include an integral garage equipped with an electric roller shutter, a convenient driveway catering for one vehicle, and proximity to an array of local amenities and esteemed educational institutions, making it an excellent fit for first-time buyers or astute investors. Despite needing modernisation, this abode provides a blank canvas

Despite needing modernisation, this abode provides a blank canvas allowing for vision and creativity to flourish, resulting in a bespoke dwelling tailored to the inhabitants' tastes and desires.

GROUND FLOOR



1ST FLOOR



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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The exterior space of this property harmoniously complements the interior potential, with a flagged pathway leading to the residence's entrance, flanked by double wrought iron gates. Enclosed by a fence panel surround ensuring privacy and security, the immediate outdoor area features a combination of flagged sections and a lawned expanse, providing a serene backdrop for outdoor activities or relaxation. Completing the outdoor offerings are a timber shed and a greenhouse that cater to the gardening enthusiasts or those seeking additional storage options. With the convenience of a flagged driveway enhancing accessibility and functionality, this property's outdoor space encapsulates a harmonious blend of practicality and aesthetics, ideal for those looking to relish an alfresco lifestyle while appreciating the tranquillity of a well-maintained outdoor environment.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.