

# Property Details

14 Woodlands Drive, Atherton,  
Manchester, Lancashire, M46 9HH

Guide Price **£525,000**





# Property Photos

14 Woodlands Drive, Atherton, Manchester, Lancashire, M46 9HH



Creation Date

03/03/2023



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# Property Floor Plans

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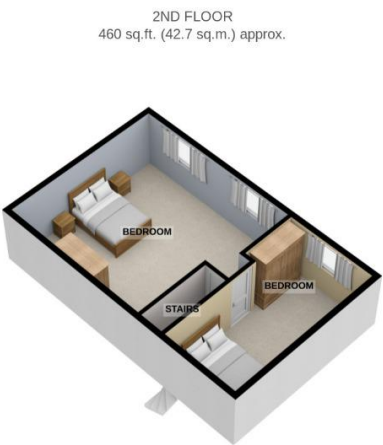


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Property Floor Plans

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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# Property EPC

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 64   D    |
| 39-54 | E             | 45   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Property Info

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| Property Type   | Property Style  |
|-----------------|-----------------|
| House           | Detached        |
| Bedrooms        | Bathroom        |
| 7               | 3               |
| Receptions      | Tenure Type     |
| 4               | Leasehold       |
| Floor Area      | Agency Type     |
| -               | Sole            |
| Parking         | Type            |
| Garage          | Sales           |
| Price Qualifier | Price           |
| Guide Price     | £525,000        |
| Land Size       | Age of Property |
| -               | -               |
| Year Built      | New Home        |
| -               | No              |

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# Property Features

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## Feature 1

Auction Guide Price 525,000

## Feature 2

Seven Bedrooms

## Feature 3

Four Reception Rooms

## Feature 4

Three Bathrooms

## Feature 5

Three Phase Power Supply (costing 20,000)

## Feature 6

Large 13m Garage With Electric Roller Shutter

## Feature 7

Beautiful Large Mature Gardens To Both Front And Rear

## Feature 8

Substantial Driveway For Multiple Vehicles

## Feature 9

Property Situated On A Private Lane

## Feature 10

Massive Potential With This Property

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\*\*\*AUCTION END DATE IS WEDNESDAY 22ND FEBRUARY AT 12PM\*\*\*

\*\*\*FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE 525,000 PLUS RESERVATION FEE\*\*\*

An imposing seven-bedroom detached residence which is a stunning example of a period family home in a highly regarded location within easy walking distance of the fashionable bars, eateries, transport links as well as excellent schools. Arranged over three floors this property offers rooms of a generous proportion which are ideal for the larger family. This immaculate home has a wealth of original character features retained by the current owners such as stained glass, dado and picture rails. The accommodation briefly comprises: An inviting entrance hallway with a stunning staircase, a bay fronted living room plus a spacious bay fronted lounge, an extended reception room with sliding doors which lead to the incredible rear garden and an lovely kitchen diner with a breakfast bar and a downstairs W.C.

The first floor we have FIVE double bedrooms, a FIVE-piece family bathroom and a shower room. The second floor comprises of a further TWO bedrooms which overlook the beautiful garden at the rear.

There is a very large garage and driveway which together would accommodate at least EIGHT vehicles.

This property also benefits from a 3 phase power supply as opposed to a standard single phase supply. To install a 3 phase power supply in a UK home can cost up to 15k. This type of power supply means that it has superior carrying capacity for higher load systems. This would be particularly useful for:

Business use

Running heat pumps

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22Kw High speed home car charging points

Solar PV systems

The 3 phase power supply is a great way of allowing the home owner to future proof their home

Front Garden:

A beautiful mature garden with a lawned area, lots of bushes, shrubs and planters with some large trees. A block paved driveway which has room for multiple vehicles and a large garage.

Entrance Hallway: 5.5M x 1.82M

Original timber door with stained glass, fixed double glazed stained glass unit, carpet flooring, ceiling light, smoke alarm and a double panel radiator.

Reception Room One: 5.47M x 4.06M

Carpet flooring, double glazed bay window with two openers, skirting board radiators, ceiling light and a gas fire with marble surround.

Reception Room Two: 5.02M x 4.25M

Carpet flooring, double glazed bay window with four openers, feature fire with mahogany surround, ceiling light, single panel radiator and a double panel radiator.

Reception Room Three: 7.55M x 4.2M

Carpet flooring, two ceiling lights, six wall lights, skirting board radiators, electric fire and large double glazed sliding doors which lead to the rear garden.

Hallway: 1.44M x 3.17M

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Grey laminate flooring with a ceiling light.

W.C: 0.98M x 2.89M

Grey laminate flooring, ceiling light. single panel radiator, sink vanity unit with a chrome mixer tap and a white W.C.

Reception Room Four: 3.81M x 2.8M

Carpet flooring, ceiling light, electric fire, double panel radiator and French patio doors leading to rear garden.

Kitchen: 6.47M x 3.03M

Fully fitted white kitchen with laminate worktops, integrated fridge freezer, dishwasher, microwave/oven, washing machine and dryer, two stainless steel sinks both with drainers and mixer taps, free standing gas cooker, two double glazed units, one fire escape and one with an opener, breakfast bar, tiled splashback, boiler encased in a cupboard and a Upvc rear door leading to the garden.

First Floor Landing: 5.26M x 1.84M

Carpet flooring, two ceiling lights, smoke alarm and a large double glazed stained unit to the front.

Hallway: 3.17M x 1M

Carpet flooring and a ceiling light.

Master Bedroom: 4.02M x 4.06M

Carpet flooring, ceiling light, double glazed unit to the front with two openers, double panel radiator and some mirrored sliding fitted wardrobes.

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Bedroom Two: 3.32M x 4.24M

Carpet flooring, ceiling light, sink vanity unit with chrome taps, double glazed unit to the front with two openers and a single panel radiator.

Bedroom Three: 6.29M x 2.05M

Carpet flooring, two ceiling light, large Velux window, double glazed fire escape opener to the side, sink vanity unit with chrome taps, single panel radiator and some fitted wardrobes.

Shower Room: 3.05M x 0.96M

Single shower unit which is fully tiled and a chrome shower, grey laminate flooring, single panel radiator, ceiling strip light and a sink with chrome taps.

Hallway: 0.82M x 2.22M

Carpet flooring, cupboard storage and a ceiling light.

Family Bathroom: 4.24M x 2.60M

Five piece bathroom suite, white bath with chrome taps, sink with chrome taps, white bidet, white W.C. and a large shower with an electric shower and glass sliding doors, double panel radiator, large Velux window and tiled splashback.

Bedroom Four: 6.29M x 2.07M

Carpet flooring, ceiling light, sink vanity unit with chrome taps, double glazed unit to the front with two openers and a double panel radiator.

Bedroom Five: 5.13M x 3M

Carpet flooring, two ceiling lights, large Velux window, sink with chrome taps, double panel radiator and a double glazed fire escape opener to the side.

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Second Floor Landing:

Carpet flooring, ceiling light and a smoke alarm.

Bedroom Six: 4.85M x 7.08M

Carpet flooring, two ceiling lights, two large double glazed units both with openers and two double panel radiator.

Bedroom Seven: 4.85M x 3.20M

Capet flooring, two ceiling strip lights, large double glazed unit to the rear with two openers and a single panel radiator.

Rear Garden:

Beautiful mature garden with lots of bushes, shrubs, planters and mature trees. There is an ample lawned area for entertaining and a large garage with side access.

Garage: 13.23M x 5.56M

Concrete flooring, multiple ceiling strip lighting, lots of shelving and storage with an electric roller shutter door.

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).

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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of 6,000.00 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.