



### FEATURES

- Online auction date 4 & 5 March 2026
- Mid-terrace house
- Freehold
- Currently occupied
- Current rent of £4,380 pa
- Guide price: £110,000+
- To be sold with tenant in situ
- Outside space to the rear
- External Viewings only
- Tenant paying below market rent

**Guide Price: £110,000+**

### Mid-Terrace House

3 Warbeck Close  
Stockport  
SK5 6QQ

### OVERVIEW

A mid-terrace house for sale by private treaty. The accommodation is arranged over ground and first floors.

There is outside space to the front of the property, providing off road car parking for one vehicle. There is a garden to the rear.

The property is currently occupied and will be sold with the tenant in situ. The current rent payable is £4,380 per annum, which is below the market level in this area.

Warbeck Close is a cul-de-sac which runs south west off Newhall Road. Thornley Lane South is at the northern end of Newhall Road and Somerford Road is at the southern end. Reddish North train station is approximately 0.5 miles to the west.

Manchester city centre is 5 miles to the northwest of the property.

## Lot No. 8

Auction date: 4 & 5 March 2026

### Floor Area

To be confirmed.

### Council Tax

The property is rated within council tax band A.

### EPC

Not available. Tenant will not provide access.

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold

### Flood Risk

<https://www.gov.uk/check-long-term-flood-riskBuyers>

### Buyers Premium

3% (min.£4,500) inc. VAT

### Deposit

10% deposit payable in addition to the Buyer's Premium

### Viewings

External viewings only. The tenant will not provide access for viewings.

For further information please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

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