



56

Wigan | WN2 5DN

Guide Price £80,000

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TO BE SOLD AT AUCTION BY LOT9 AUCTION HOUSE LIMITED. UNCONDITIONAL AUCTION TERMS, WHICH MEANS THAT THE EXCHANGE OF CONTRACTS WILL TAKE PLACE ON THE FALL OF THE HAMMER, WITH 10% OF THE SALE PRICE DUE AT THAT MOMENT. THE BUYER ALSO PAY FEES OF 2% OF THE SALE PRICE PLUS VAT. £100,000 IS THE GUIDE PRICE FOR THIS PROPERTY.

PLEASE SEE THE LOT 9 AUCTION HOUSE WEBSITE FOR THE BUYERS GUIDE, TO REGISTER AS A BIDDER AND TO DOWNLOAD THE AUCTION PACK @

<https://lot9.eigonlineauctions.com> OR CONTACT

MONOPOLY BUY SELL RENT FOR MORE INFORMATION.

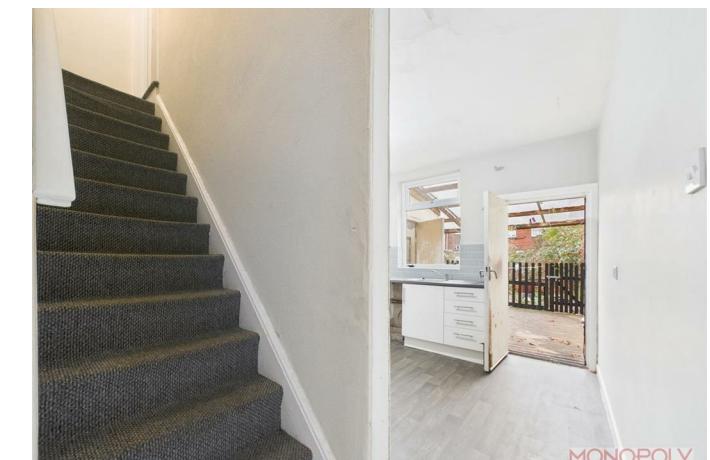
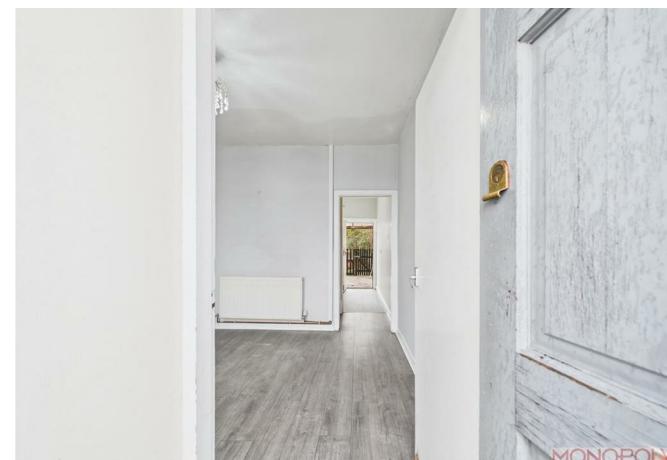
Located on Victoria Road is this TWO BEDROOM TERRACE. The internal accommodation:entrance hallway, ample sized lounge, kitchen with a breakfast bar and under the stairs storage. To the first floor is two well-proportioned bedrooms and a three-piece bathroom.

Externally, the property has covered deck area. Further on from this is a good sized garden which is in need of maintenance.

To the front of the property there is a fenced and gated front garden with a pathway which leads to the front door.

Victoria Road is a residential area in Platt Bridge which offers a convenient setting close to local shops, schools, GP surgeries and everyday amenities with supermarkets and food outlets just a short drive away. There are great transport links including bus services and nearby proximity to major roads, offering ease of access to locations such as Manchester, Liverpool and beyond.

- TWO BEDROOM TERRACED PROPERTY
- LOUNGE
- KITCHEN WITH BREAKFAST BAR
- TWO BEDROOMS
- THREE PIECE BATHROOM
- REAR GARDEN
- BEING SOLD AT AUCTION



Entrance Hallway

Entrance hallway accessed via wooden door, with uPVC flooring and ceiling light point. Door leads into lounge.

Lounge

UPVC double glazed window to the front elevation, radiator, ceiling light point, grey wooden effect laminate flooring and opening into the hallway.

Kitchen

Housing a range of wall, drawer and base units with complimentary worktop over incorporating a stainless steel sink unit with drainer and mixer tap over. Integrated appliances to include electric oven and four ring gas hob with extractor over. Breakfast bar, part tiled walls, radiator, space for dishwasher/washing machine, ceiling light point, grey wood effect flooring, uPVC double glazed window to the rear, door to under the stairs storage cupboard and rear external door.

First Floor Landing

Carpeted stairs rising to the first floor, two loft accesses, four ceiling light points and doors off to bedrooms and bathrooms.

Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator and carpet flooring.

Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator and carpet flooring.

Bathroom

Three piece suite comprising of a low-level W.C, pedestal hand wash basin and paneled bath with electric shower over. Radiator, inset spotlights, extractor, grey vinyl flooring and uPVC double glazed window to the rear.

Outside

To the front is a fenced garden with a path to the front entrance door and slated area. To the rear is an ample sized garden with a polycarbonate roof covered deck area as well as a useful outside store. A gate leads onto the rear garden.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

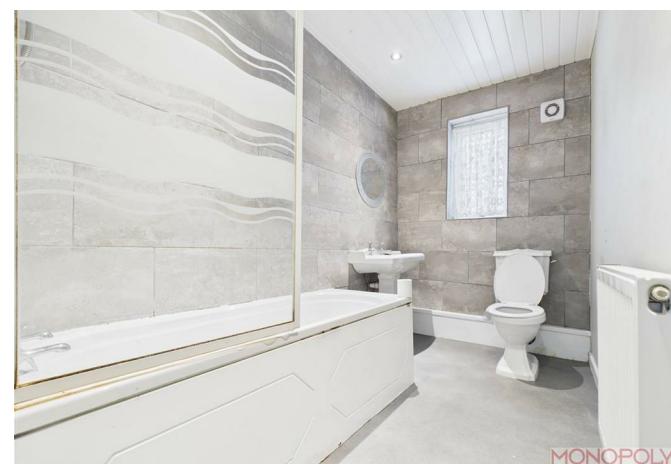
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

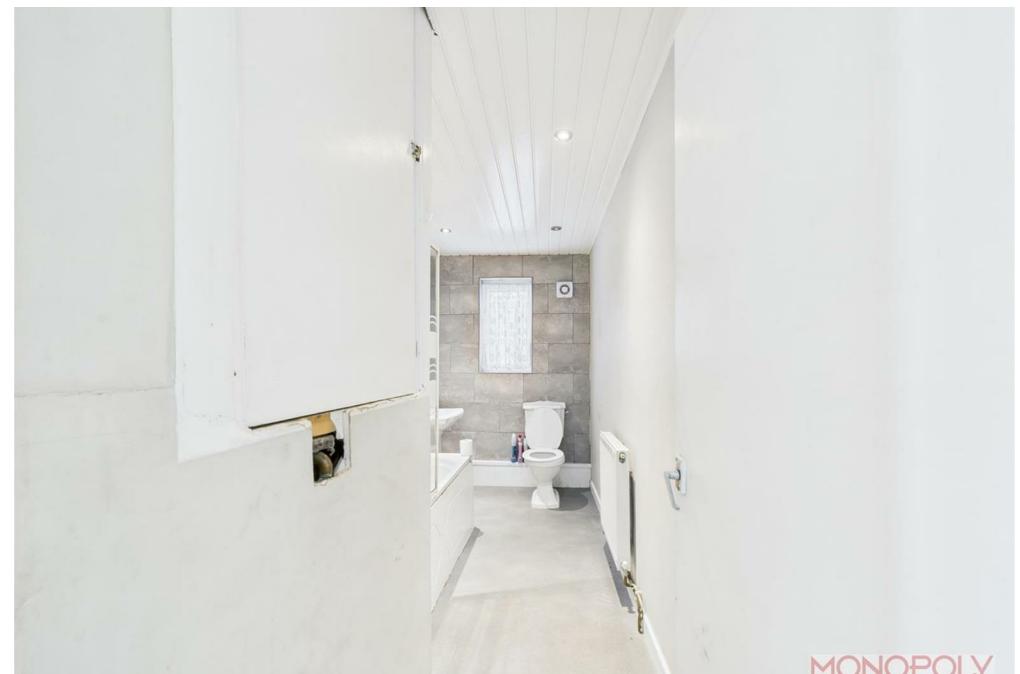
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

**THIS PROPERTY IS OWNED BY DIRECTORS OF
LOT9AUCTION HOUSE**







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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			77
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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