



## 75 Bag Lane

Atherton, M46 0JX

### Investment Property

We are delighted to welcome to the market for sale, this mid terraced house, located in a popular residential area. The property is in need of renovation, but offers great potential for both investors and first time buyers. To the ground floor there is a living room and spacious kitchen/dining room and to the first floor there are three bedrooms and a family bathroom. Externally there is a small front garden area and to the rear there is a fully enclosed garden area. The property is offered with no onward chain.

**Offers in the region of £100,000**



- INVESTOR OPPORTUNITY - In Need of Renovation
- Offers Great Potential for a First Time Buyer Property
- Garden Areas to the Front and Rear
- Three Bedroom Garden Fronted Terraced House
- Living Room - Kitchen/Dining
- No Onward Chain
- Ideally Located Within Walking Distance of Atherton Town Centre
- Good Sized Bathroom

### Living Room

**13'11" x 12'9" (max) (4.261 x 3.894 (max))**

Fireplace, ceiling light fitting and storage heater

### Kitchen/Dining

**13'11" x 10'11" (max) (4.245 x 3.347 (max))**

Fitted with a range of wall and base units, ceiling light fitting and storage heaters

### Bedroom 1

**11'0" x 8'7" (max) (3.375 x 2.641 (max))**

Situated at the front of the property with ceiling light fitting and storage heater

### Bedroom 2

**11'0" x 6'7" (max) (3.353 x 2.018 (max))**

Situated to the rear of the property, with ceiling light fitting and storage heater

### Bedroom 3

**10'9" x 5'0" (max) (3.287 x 1.538 (max))**

Situated to the front of the property with ceiling light fitting and storage heater

### Stairs/Landing

Ceiling light fitting and loft access

### Bathroom

**10'10" x 6'6" (max) (3.326 x 1.998 (max))**

White three piece suite with shower over bath, ceiling light fitting and storage heater

### External Front

Enclosed garden area

### External Rear

Enclosed rear garden area, laid with concrete

### Location

Conveniently placed close to local amenities and shops with excellent commuter and transport links, this property is ideally placed for schools, nurseries and is close to children's play areas

### Particulars

Please note...

These particulars have not yet been

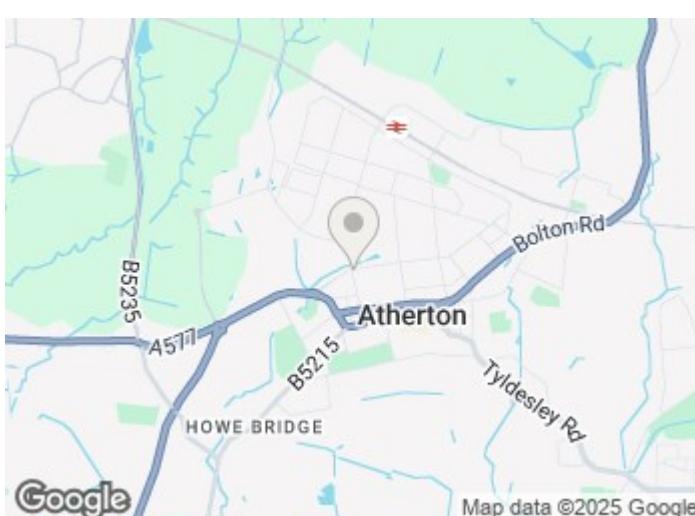
approved by the vendor.

All measurements have been taken with a sonic measure and are therefore subject to a margin of error

### Services

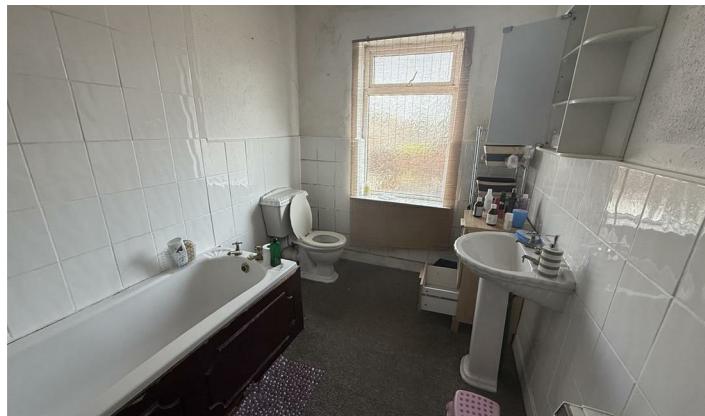
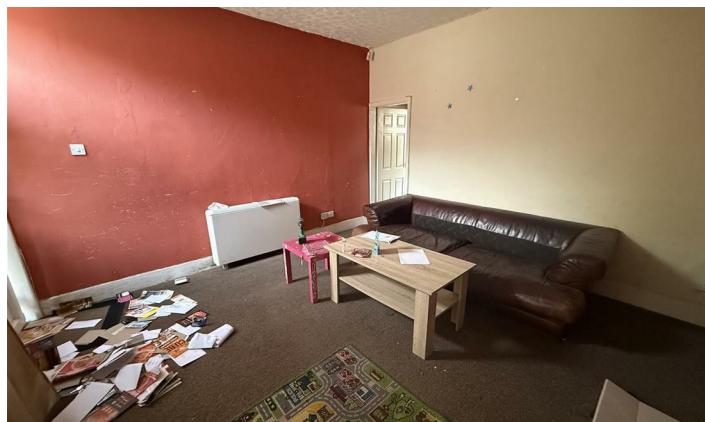
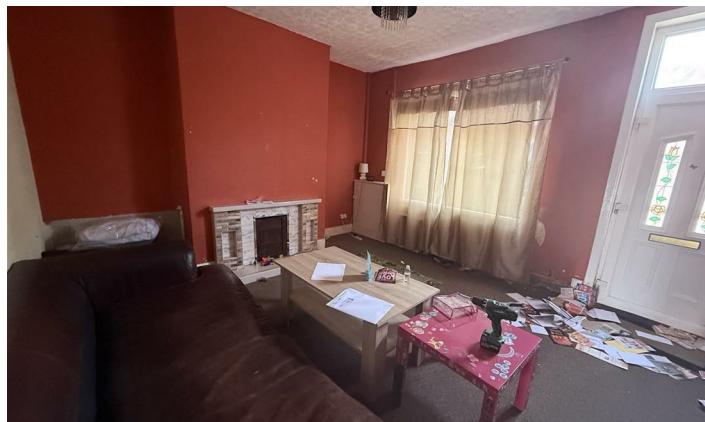
SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



### Directions

SAT NAV M46 0JX



## Floor Plan

# FLOOR PLANS COMING SOON

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.