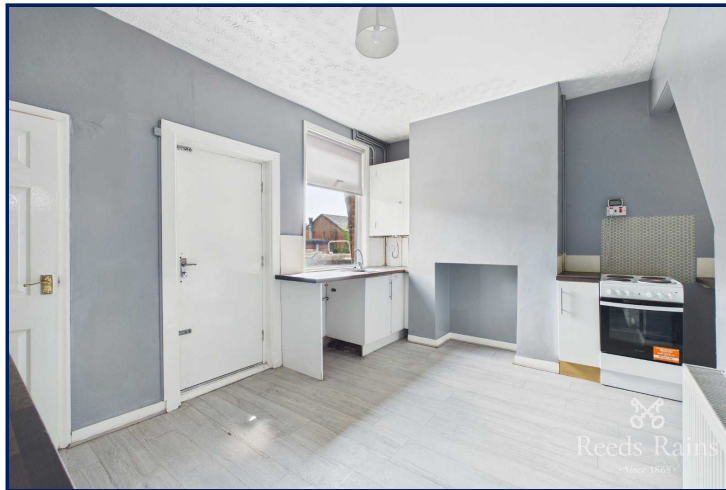
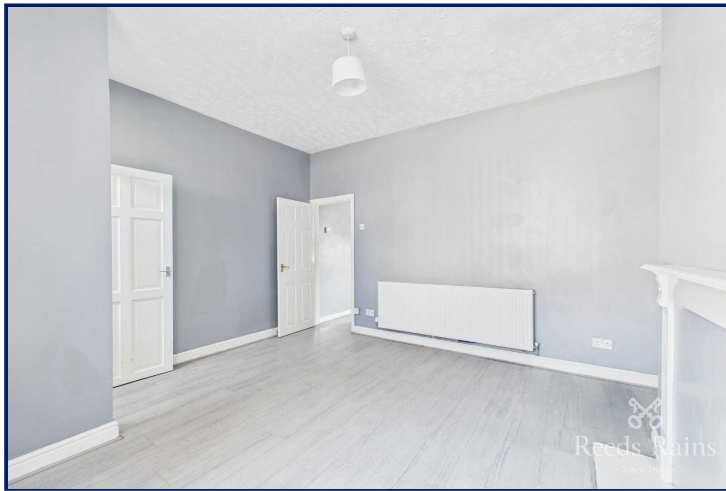




Thicknesse Avenue, Wigan,
Greater Manchester, WN6

Guide Price: £95,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

78 Thicknesse Avenue, Wigan, Greater Manchester, WN6

Guide Price: £95,000

Council Tax Band: A

EPC Rating: C

For Sale Through the Modern Method

Occupying a convenient position on Thicknesse Avenue in the popular Beech Hill area of Wigan, this well-proportioned two-bedroom mid-terraced home presents an excellent opportunity for investors, offering the potential to achieve an attractive rental yield of approximately 8–9%.

The accommodation briefly comprises an

entrance porch, a comfortable lounge, a spacious kitchen/dining room and a useful ground floor storage cupboard. To the first

floor...

Porch

Lounge

14'3" x 13'3" (4.34m x 4.04m)

Kitchen/Diner

14'3" x 12'8" (4.34m x 3.86m)

Landing

Bedroom One

14'3" x 10'6" (4.34m x 3.2m)

Bedroom Two

15'5" x 6'5" (4.7m x 1.96m)

Bathroom

Agent Notes

Auctioneer Comments

This property is for sale by Modern Method of

Auction allowing the buyer and seller to

complete within a 56 Day Reservation

Period. Interested parties' personal data will

be shared with the Auctioneer (Iamsold Ltd).

If considering a mortgage, inspect and

consider the property carefully with your lender

before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the Iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable

Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the

property to the buyer during the Reservation Period and is paid in addition to

the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive

payment from the service provider if the service is taken. Payment varies but will be no

more than £960 inc. VAT. These services are optional

5421 92.

Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 number 14709182) registered in England at 5 Brooklands Place.

under licence from Reeds Rains Limited, by Favsc0 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place.

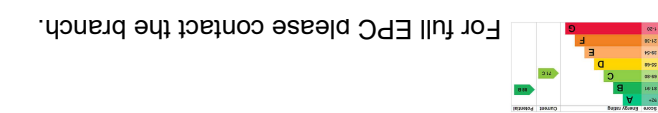
All Measurements are Approximate.

Laser Tape Clause

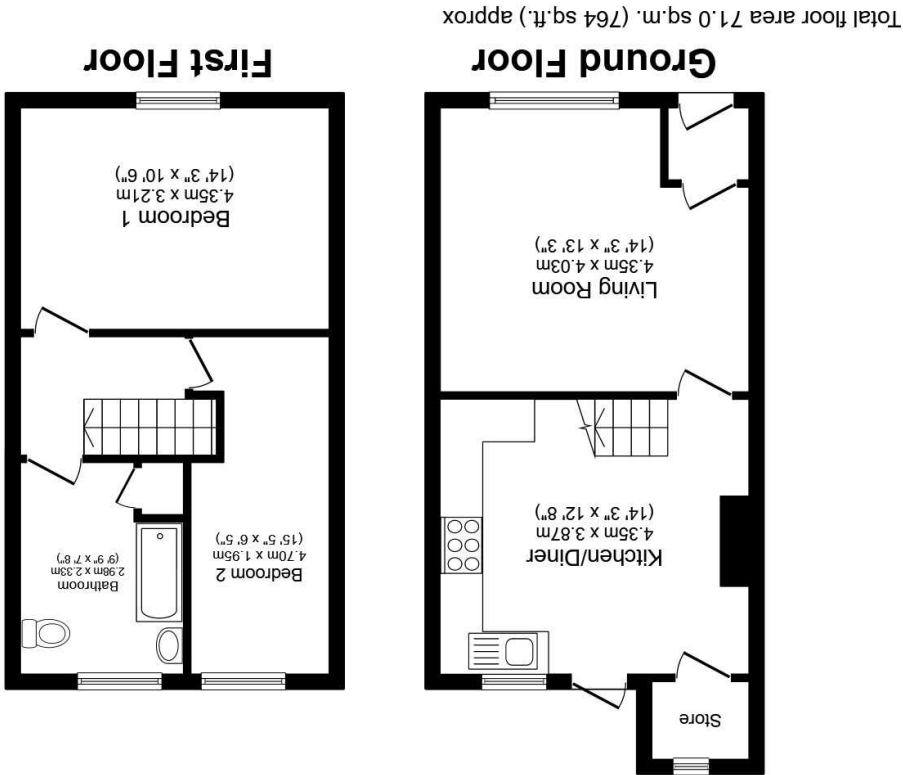
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.localagent.com

Other important information which you will need to know about this property can be found at reedsrains.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.