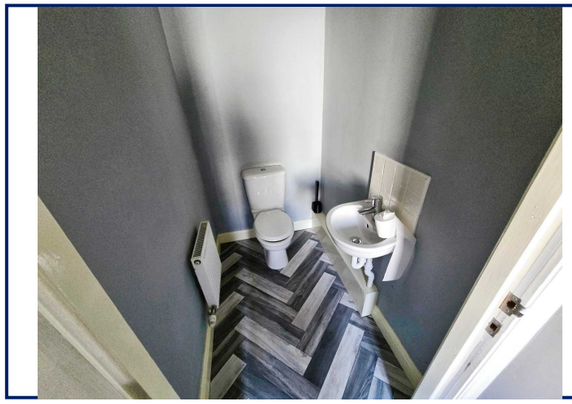
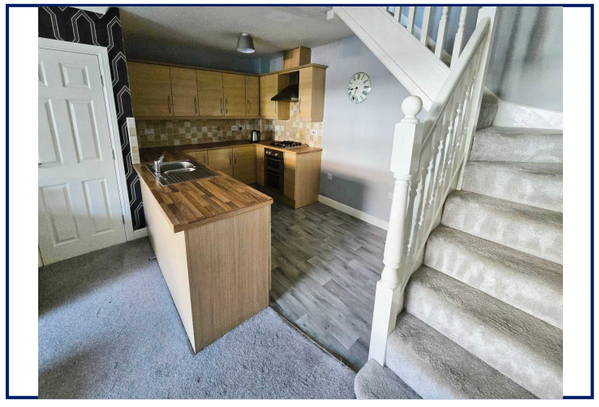
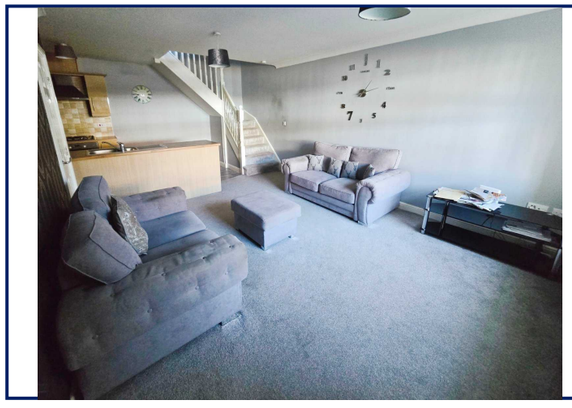




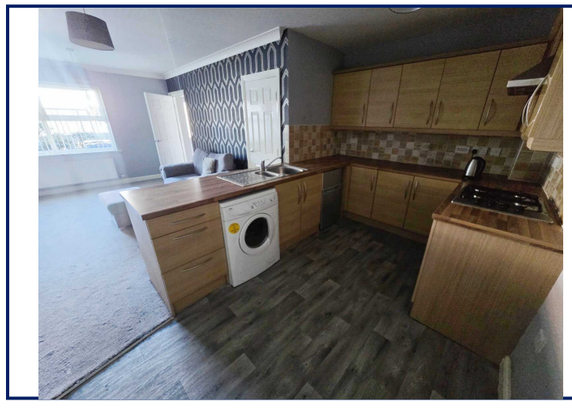












Ormskirk Road, Wigan, Greater Manchester, WN5

Guide Price: £80,000

Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

776 Ormskirk Road, Wigan, Greater Manchester, WN5

Guide Price: £80,000

Council Tax Band: A
EPC Rating: TBC

FOR SALE THROUGH THE MODERN METHOD OF AUCTION

Located in the centre of Pemberton is this spacious duplex apartment that would appeal to both first time buyers or investors.

The accommodation on offer comprises hallway, cloakroom/WC and open plan lounge/kitchen diner. To the second level comprises of two sizable bedrooms and modern bathroom suite.

The location offers an array of local amenities including shops, pubs, barbers and local petrol station.

Early viewing is...

Hallway

Lounge
11'11" x 13'11" (3.63m x 4.24m)

Kitchen
16'1" x 8'3" (4.9m x 2.51m)

WC

Landing

Bedroom
8'10" x 14'8" (2.7m x 4.47m)

Bedroom
6'9" x 13'5" (2.06m x 4.1m)

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

Leasehold
Date : 25 January 2008
Term : 800 years from 1 January 2006

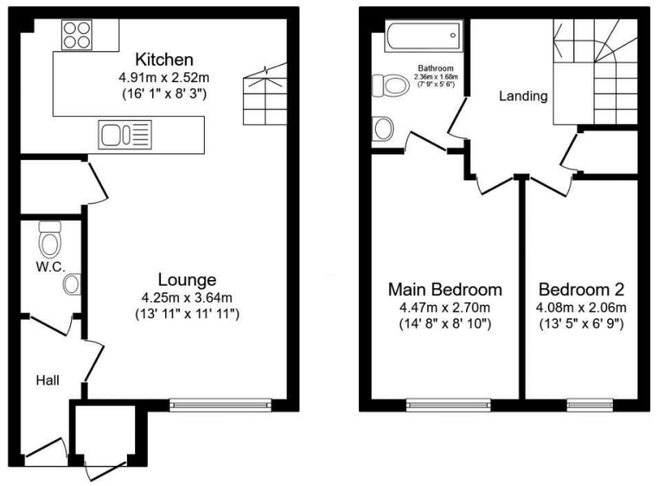
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All Measurements
All Measurements are Approximate.

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.



Ground Floor
Floor area 35.8 sq.m. (385 sq.ft.)

First Floor
Floor area 33.7 sq.m. (363 sq.ft.)

TOTAL: 69.5 sq.m. (748 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

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