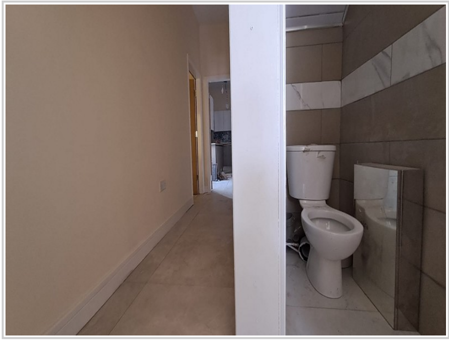
Wilkinson Street,
Leigh,
Greater Manchester.
WN7 4DQ

155,000



- SIX BEDROOMS
- FULL REFURBISHMENT READY IN A FEW WEEKS!
- ACCOMMODATION OVER THREE FLOORS
- IDEAL INVESTMENT OPPORTUNITY
- NEW ROOF, ELECTRICS AND HEATING TO NAME A FEW
- TOWN CENTRE LOCATION
- EARLY VIEWING ADVISED BEFORE WORKS ARE COMPLETED
- NEWLY FITTED KITCHEN AND BATHROOMS
- DOWNSTAIRS WC

Ref: PRA11264

Viewing Instructions: Strictly By Appointment Only

90 St Helens Road, Leigh, WN7 4HW. Tel. 01942 678 035. Fax. 01942 604 131. Email. office@hamiltonsofleigh.co.uk.
Company Number 09973393. VAT Number 281 8717 73.

General Description

This property has been taken back to brick and been fitted with new joists, floor boards, door frames and fire doors, roof, windows and doors, electrics, heating, plaster and kitchen and bathrooms throughout to name a few! This THREE STOREY home comprises of; Entrance Hallway, Inner Hallway,Downstairs WC, Lounge, Dining Room, Kitchen, Six Bedrooms (Master En Suite) and a Family Bathroom. Situated close to the town centre and local amenities this property would suit a buy to let investor or a large family alike. Internal and early viewing advised. Our vendor has listed the things that have been done below;

Six bedrooms
Full refurbishment ready in A few weeks!
Whole House newly built except bricks
Stripped to bare brick from ground floor to the roof
All floor Joists are brand new and 8"/3" and 8"/2"
First floor flooring made of solid wood flooring
All outer walls are insulated.
Second floor frame built with four Metal beams
All walls are brand new plaster boarded and newly skimmed
All brand new double glazing uPVC Windows
All doors are brand new fire rated doors and fire rated frames
Both front and back doors are composite doors
Ceiling made of fire proof plasterboard and bathroom walls are made of moisture proof plasterboard
Whole ground floor with high quality tiles
Both stairs are brand new
Second floor dormer with fibreglass roof
Roof made of new rafters and high quality roof tiles
All electrics with new products
All brand new plumbing including outside pipes
German kitchen and new bathrooms

TENURE:LEASEHOLD
EPC: C - ATTACHED
COUNCIL TAX BAND - C

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum

of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Accommodation

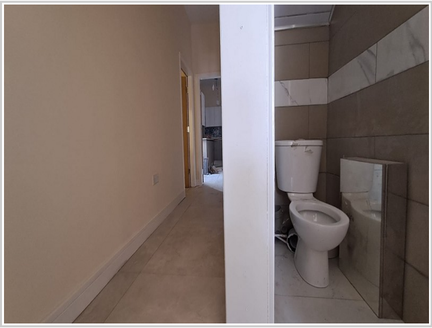
Services

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified

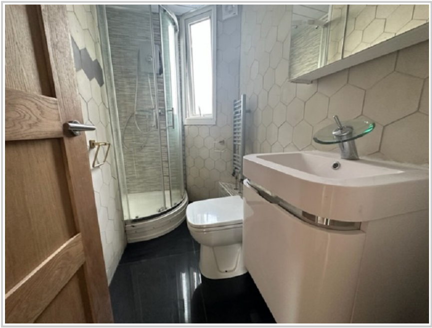



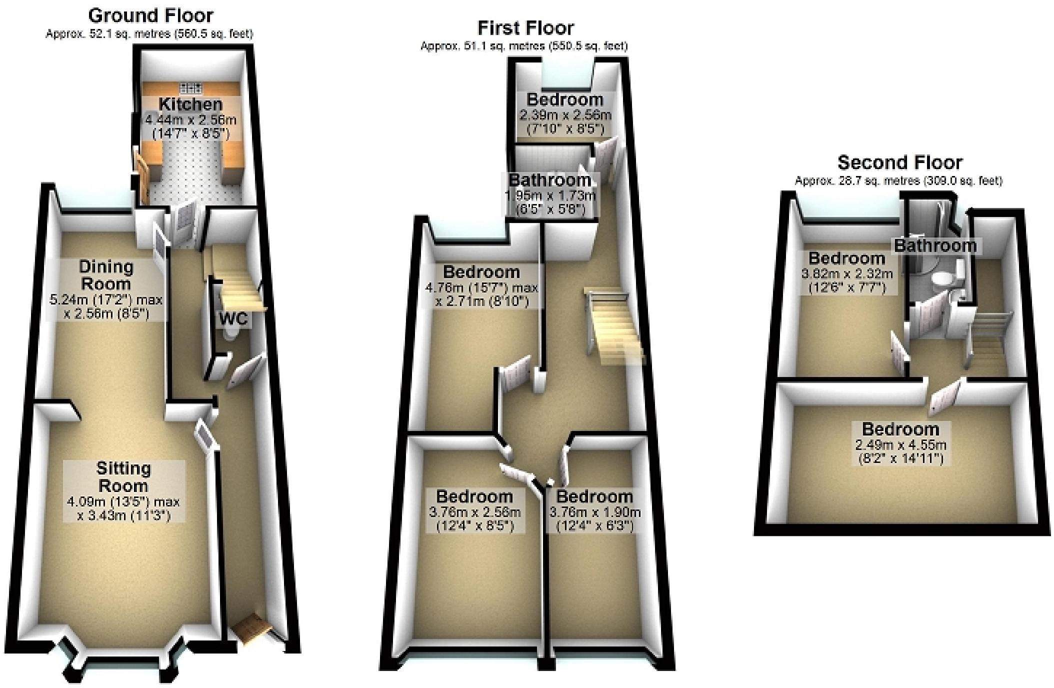




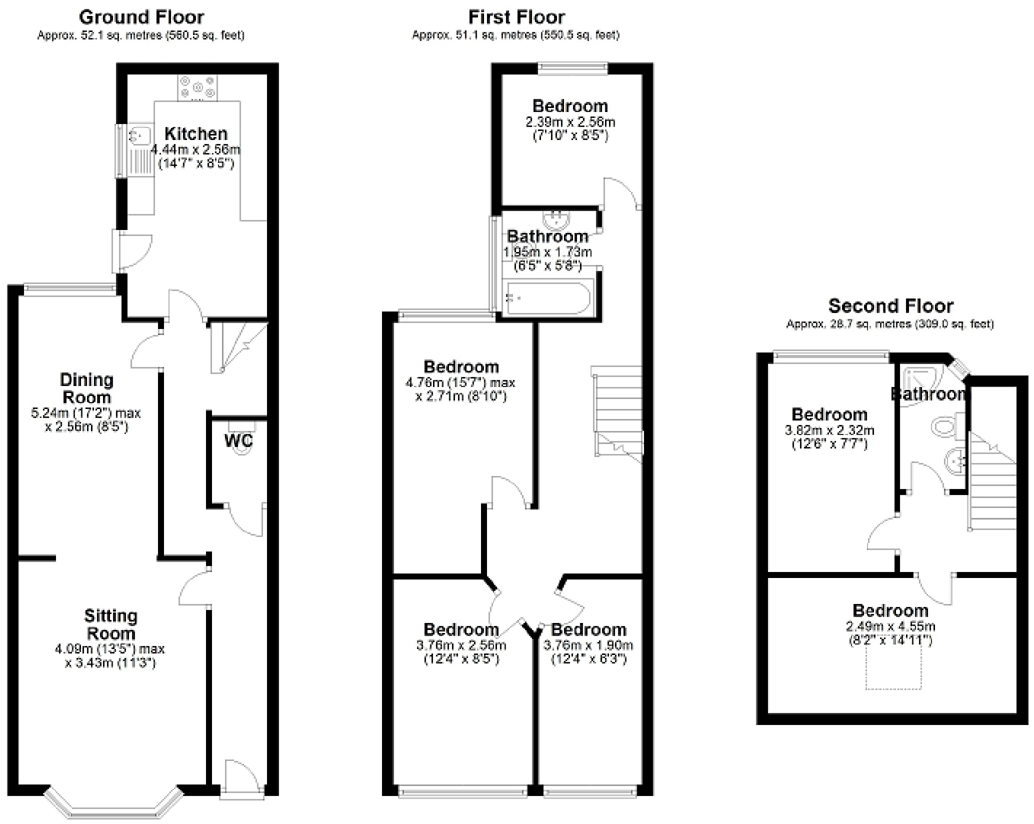




Total area: approx. 131.9 sq. metres (1420.0 sq. feet)



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