

8 Siemens Street, Horwich, BL6 5PR



Auction Guide £100,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Located within close proximity to schools, shops and local amenities. This renovated spacious two bedroom mid terraced property with spacious lounge fitted modern kitchen diner with built in appliances, superb bathroom fitted with a modern four piece white suite and also benefits from gas central heating and double glazing. Viewing of this property is recommended to appreciate the space and all that is on offer.

- Refurbished Mid Terrace
- Fitted Dining Kitchen
- Four Piece Bathroom
- EPC Rating D
- Potential Rent £800 pcm
- Built In Appliances
- No Chain
- Council Tax Band A



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Situated in a popular residential area of Horwich, close to schools, shops and local amenities. This recently renovated spacious two bedroom mid terraced property comprises:- Entrance hall, lounge, fitted dining kitchen. To the first floor there are two bedrooms and a family bathroom with a superb four piece suite. Outside to the front there is a small garden area, with flower and shrub borders and to the rear there is a yard area with hardstanding. This property also benefits from gas central heating and double glazing. Viewing of this property is recommended to appreciate the space and all that is on offer.

Hallway

Radiator, carpeted stairs to first floor landing, uPVC double glazed door, door to:

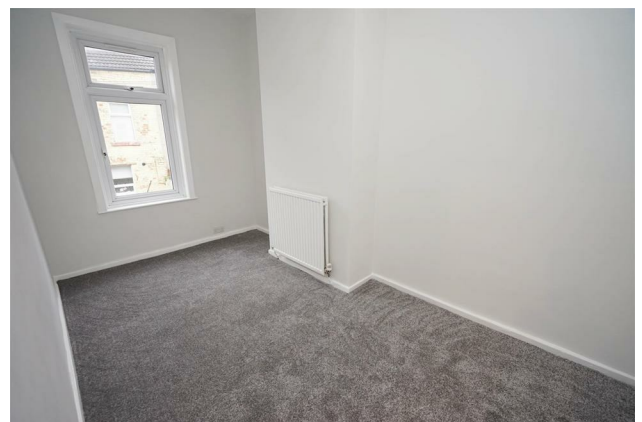
Lounge 14'3" x 11'4" (4.35m x 3.46m)

UPVC double glazed window to front, double radiator, coving to ceiling, door to:

Cupboard

Kitchen/Diner 10'1" x 14'4" (3.08m x 4.37m)

Fitted with a matching range of modern grey base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceiling with recessed spotlights, uPVC double glazed door to rear.



Landing

Door to:

Bedroom 1 11'3" x 14'4" (3.44m x 4.37m)

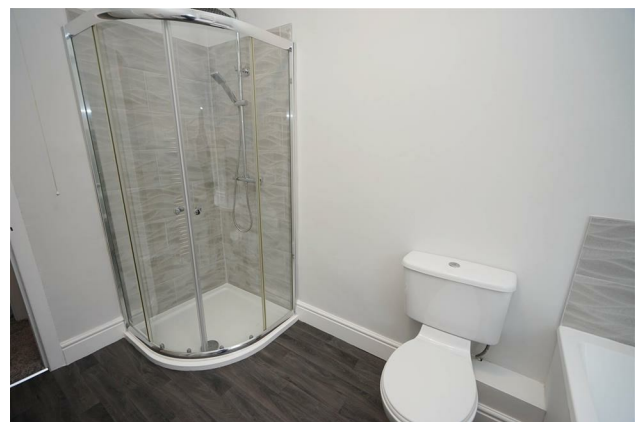
UPVC double glazed window to front, radiator.

Bedroom 2 13'1" x 7'5" (4.00m x 2.26m)

UPVC double glazed window to rear, double radiator.

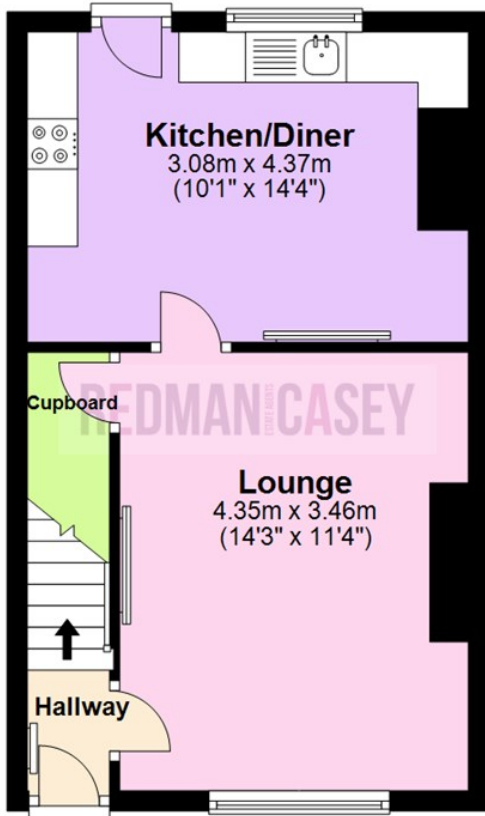
Bathroom

Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, tiled splashback, tiled shower enclosure and low-level WC, tiling to two walls, heated towel rail, uPVC frosted double glazed window to rear.



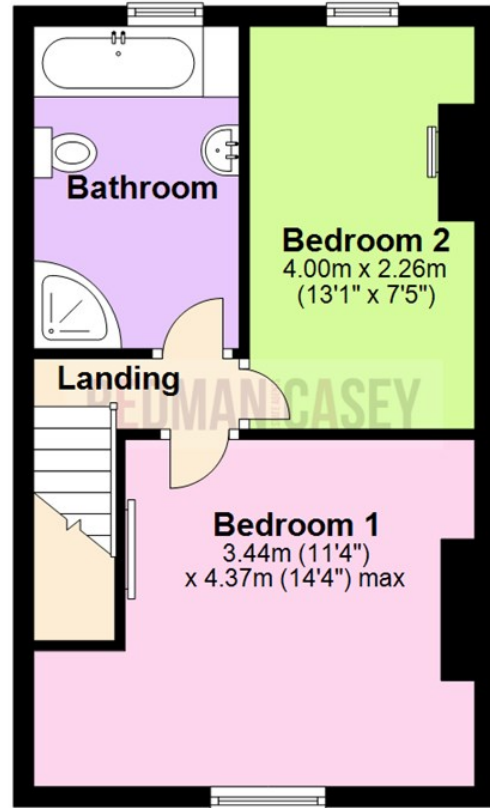
Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 66.0 sq. metres (710.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
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	

