



Greenslate Road, Billinge
Wigan, Greater Manchester WN5 7BG

Auction Guide Price £170,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000.

This very pretty semi detached stone fronted cottage is situated in a sought after location close to the beautiful Orrell Water Park. It is offered For Sale with NO Chain involved and needs some improvement but is bursting with potential. Its accommodation briefly comprises of an entrance vestibule, lounge, dining room, and kitchen on the ground floor and two bedrooms and a bathroom on the first floor. Externally, the property has a gravel frontage and a good sized flagged rear garden. This would suit anyone who loves a property with character and charm and we thoroughly recommend internal viewing. Please call now to make your appointment.

EPC Grade E. Freehold. Council Tax Band B

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Entrance Vestibule

UPVC double glazed door to front aspect.

Lounge

UPVC double glazed window to front aspect.
Central heating radiator. Wood strip flooring.
Cupboards housing meters.

Kitchen

Fitted with a range of quality wall and base units comprising cupboards, drawers and granite work surfaces and incorporating an inset sink and drainer with mixer tap. Built in double oven and four ring gas hob with extractor over. Integrated fridge freezer. Integrated dishwasher. Tiled to visible floor. Two UPVC double glazed windows to rear aspect. Stable style UPVC door to rear aspect.

Dining Room

UPVC double glazed window to front aspect.
Central heating radiator. Under stairs storage.
Stairs to first floor.



First Floor Landing

Open into bedroom one, door into bedroom two and door to bathroom. Towel radiator.

Bedroom One

UPVC double glazed window to front aspect. Central heating radiator. Laminate flooring. Fitted slide door wardrobes.

Bedroom Two

UPVC double glazed window to front aspect. Central heating radiator. Laminate flooring. Fitted slide door wardrobes.

Bathroom

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. Window to rear aspect. Towel radiator. Cupboard housing tank and cylinder. Part tiled elevations.



Outside

There is a gravel frontage and a flagged rear garden on varying levels. There is a small outhouse for storage, an external water tap and a gate giving access back to the front.

Tenure

Freehold

Auctioneers 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. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. 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

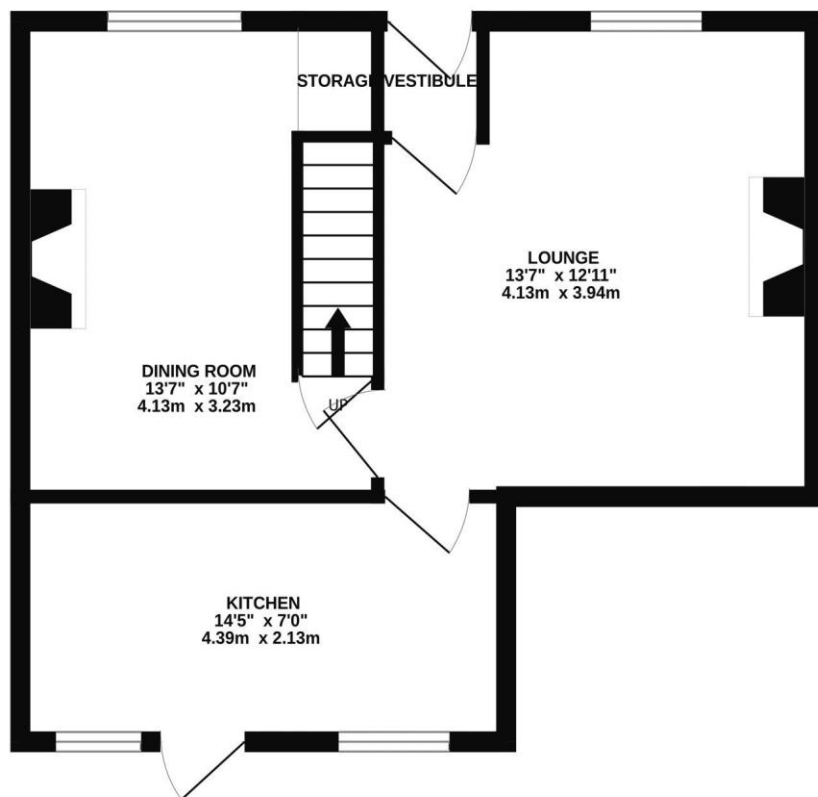
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 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.



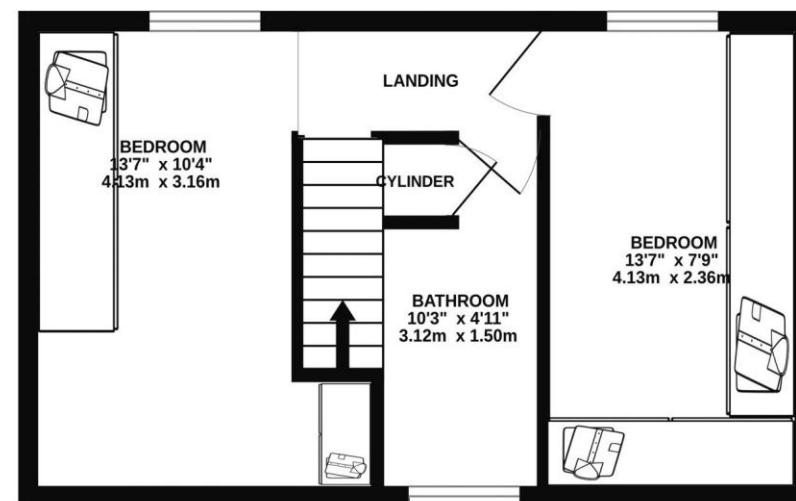
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		73
55-68 D		
39-54 E	43	
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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