



# Scot Lane, Wigan

Guide Price £90,000

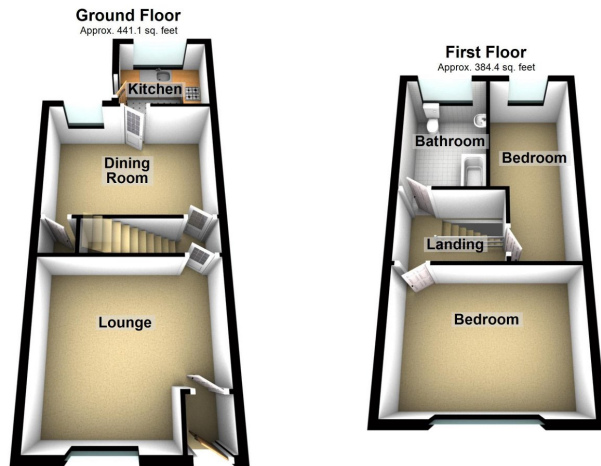
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- Mid Terraced
- Two Reception Rooms
- Subject To An Undisclosed Reserve Price
- Popular Location
- Two Good Size Bedrooms
- For Sale By Modern Method Of Auction - T&C's apply
- Ideal Investment Property
- EPC - C



Offered for sale with NO CHAIN therefore VACANT POSSESSION is this two bedroom, two reception room mid terrace property. For Sale by Modern Method of Auction with a starting bid of £90,000 plus reservation fee. Situated in a popular location this deceptively spacious property offers the potential to provide an ideal first time buyer or young family home or even the buy to let investor looking to expand their portfolio (potential rental income approx. £700pcm). Internally comprising of entrance vestibule, lounge, separate dining room and kitchen to the ground floor, whilst to the first floor there are two good size bedrooms and a bathroom. Externally there is good size garden with patio and lawn area. The property also has gas central heating and double glazing.



Total area: approx. 825.5 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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